

\$425,000 - Tbd Bramble Street Lot 10 & 11, Santa Rosa Beach

MLS® #1006324

\$425,000

Bedroom, Bathroom,
Unimproved Land on 0.37 Acres

GULFVIEW HEIGHTS 1ST ADDN, Santa Rosa Beach, FL

Rare 30A Developer Opportunity: Two Gulfview Heights Lots for the Price of One! Unlock incredible value and equity in the highly coveted Gulfview Heights neighborhood. Nestled under a canopy of mature oaks at the quiet cul-de-sac end of East Bramble Street, Lots 10 & 11 offer a prime canvas for a savvy investor, builder, or visionary buyer looking to create a private 30A retreat.

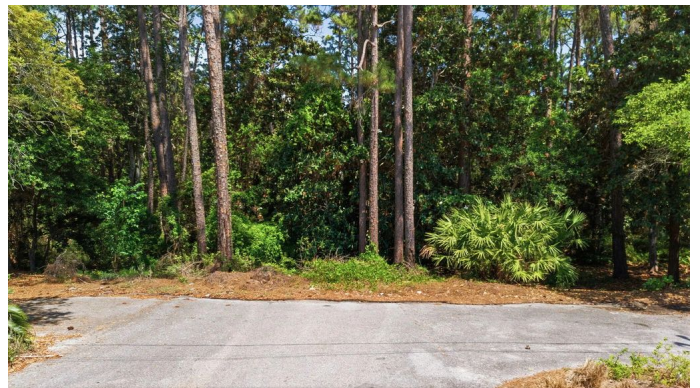
Priced aggressively to reflect the development runway, this unique package deal is perfect for those who understand the immense upside of the 30A market.

Property Highlights & Potential:

Two Dynamic Lots: Lot 11 sits at the current end of Bramble Street, while Lot 10 backs up to the peaceful Forest Lakes Community.

Custom Architectural Potential: Due to the scenic natural elevation, Lot 10 is prime for a stunning coastal home built on risers--offering beautiful tree-canopy views and classic Florida character.

A True Nature Lover's Retreat: A small, meandering creek flows through the property, offering the potential for a gorgeous, private estate setting with a custom bridge or culvert crossing.



Developer Note & Due Diligence:

To bring these lots to their full potential, infrastructure development will be required. This project will require site clearing, proper grading, an approved culvert for the creek crossing, and an extension of Bramble Street for direct vehicular access. Preliminary seller notes indicate Lot 11 contains wetlands, while Lot 10 enjoys minimal coverage, making wetland mitigation and environmental permitting part of the development process.

Opportunities to acquire multiple adjoining lots in Gulfview Heights at this price point are nearly non-existent. Bring your civil engineer, your builder, and your vision to capture major equity just moments from the sugar-white sands of 30A. All measurements and details are deemed to be accurate to the best of the sellers knowledge but should be verified by buyer if important.

Contact your favorite real estate agent today to schedule a private showing and explore the possibilities!

Essential Information

MLS® #	1006324
Price	\$425,000
Acres	0.37
Type	Unimproved Land
Sub-Type	Unimproved Land
Status	Active

Community Information

Address	Tbd Bramble Street Lot 10 & 11
Area	17 - 30A West
Subdivision	GULFVIEW HEIGHTS 1ST ADDN
City	Santa Rosa Beach

County	Walton
State	FL
Zip Code	32459

Amenities

Utilities	Other, Sewer Available
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Exterior

Lot Description	Cul-De-Sac, Survey Available, Wooded
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School Information

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

Additional Information

Zoning	Resid Multi-Family
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Listing Details

Listing Office	Berkshire Hathaway Home Services PenFed Realty
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