

\$1,399,999 - Lot2 Blk18 Montigo Avenue, Santa Rosa Beach

MLS® #1002432

\$1,399,999

Bedroom, Bathroom,
Land on 0.15 Acres

GULF SHORE MANOR, Santa Rosa Beach, FL

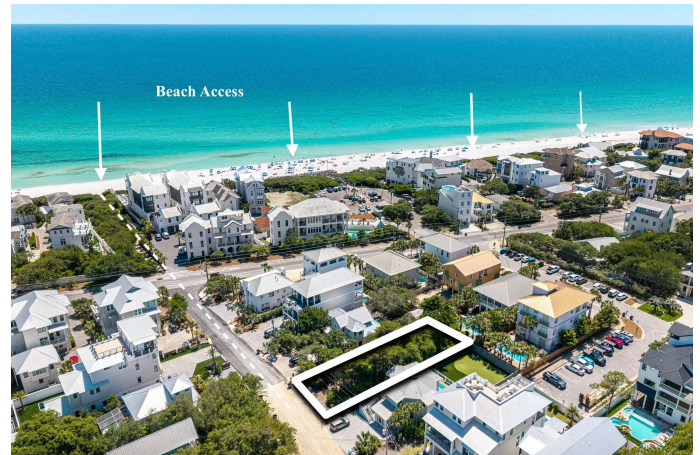
Montigo Ave just off 30A. This incredible lot in the heart of Seagrove Beach offers the perfect blend of location, opportunity, and lifestyle. Situated just four lots from 30A and a mere 750 feet to the sugar-white sands. The property has Gulf views from 40 feet (and possibly even from 30 feet at the front of the lot), as showcased in the photos.

There is not need to search for parking as easy stroll to beach .

The location is tucked within the Gulf Shore Manor community that includes five deeded beach access points--including one just steps away at the end of Montgo Avenue. Another large access with seasonal lifeguards, restrooms, ramp to beach is just one street over.

There are very few lots left in Seagrove this close to beach with views.

The lot is high and dry, positioned just one parcel away from the newly paved section of Montigo, where luxury is on the rise with several high-end homes recently completed or under construction. This lot is not located in dune lake tributary buffer (which limits buildable footprint). With dimensions of 50 x 135 feet, this lot offers ample space to create your vision, whether it's an investment-worthy vacation rental, a cherished second home, or a full-time family retreat. Plus, there's no build-out timeline or restrictions other than



Walton County building guidelines, and the community setbacks of just 5 feet on the sides allow for maximum design flexibility.

The location couldn't be better--just 1.5 miles from the iconic town center of Seaside and surrounded by conveniences that make every day feel like a getaway. Forget the hassle of parking--your sandy beach escape is just at the end of Montigo on the south side of 30A. Alternatively, the nearby Santa Clara Beach access offers seasonal lifeguards, parking, ramp to the beach and restrooms, while the Pelayo beach walkover is another easy option to enjoy breathtaking sunsets just to the east.

This is a rare opportunity to own a prime slice of paradise in one of 30A's most coveted neighborhoods. Don't miss the chance to make your coastal dream a reality!

Within walking distance is Prema Organic Cafe just at end of the street for smoothies and juices to start your day. Surfing Deer at corner of 30a and 395, Cafe 30A just to the east and Seagrove Village Market to the west.

They are not making any more land that is walking distance to the beach...build your dream home at the beach!

Essential Information

MLS® #	1002432
Price	\$1,399,999
Sold Price	\$1,150,000
Date Sold	\$2026-06-30
Acres	0.15
Type	Land
Sub-Type	Unimproved Land
Status	Sold

Community Information

Address	Lot2 Blk18 Montigo Avenue
Area	18 - 30A East
Subdivision	GULF SHORE MANOR
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Utilities	Electric, Gas - Natural, Public Sewer, Public Water, Sewer Available, Tap Fee Due
View	Gulf

Exterior

Lot Description	Survey Available, Within 1/2 Mile to Water
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School Information

Elementary	Dune Lakes
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	161
Zoning	Resid Single Family

Listing Details

Listing Office	Compass
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Listing information last updated on October 14th, 2026 at 3:54pm CDT