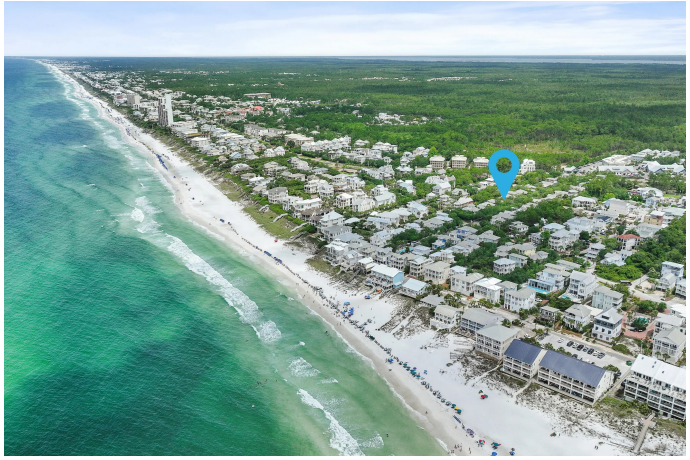
$995,900 - 163 Brown Street, Santa Rosa Beach

MLS® #1007907



$995,900

4 Bedroom, 2.00 Bathroom, 1,846 sqft

Residential on 0.22 Acres

EASTERN LAKE S/D, Santa Rosa Beach, FL

A rare oversized homesite south of 30A, spanning over .22 acres, just steps from the beach, Eastern Lake, scenic natural trails, and the 30A bike path provides the perfect setting for this tastefully renovated coastal retreat in the heart of Seagrove Beach. With no HOA restrictions, the property presents a rare opportunity for true flexibility and expansion. There is ample room to add a luxury resort-style pool, a carriage house, expansive outdoor living spaces, and potential for future vertical development, making it an ideal canvas for a custom 30A beach compound. Tucked beneath a canopy of mature trees on quiet, private street with no through traffic, the setting feels peaceful and secluded while remaining moments from Seaside, Greenway Station, shopping, dining, coffee shops, and local favorites along 30A.The oversized great room flows seamlessly to a screened porch overlooking 50 feet of natural wooded backdrop, extending the living space into a tranquil outdoor setting. The versatile floor plan includes four bedrooms plus a dedicated office that can easily function as a fifth bedroom, making the home well-suited for full-time living, a second home, or a strong investment opportunity. Combining an oversized homesite, ample privacy, walkability, exceptional long-term development potential, this prime location captures the very best of Emerald Coast living in one of Seagrove Beach's most sought-after settings.

Built in 2000

Essential Information

MLS® #	1007907
Price	$995,900
Sold Price	$995,900
Date Sold	$2026-08-26
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,846
Acres	0.22
Year Built	2000
Type	Residential
Sub-Type	Detached Single Family
Style	Florida Cottage
Status	Sold

Community Information

Address	163 Brown Street
Area	18 - 30A East
Subdivision	EASTERN LAKE S/D
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Utilities	Electric, Phone, Public Sewer, Public Water, TV Cable

Interior

Interior Features	Tray Ceiling(s), Recessed Lighting, Pantry, Washer/Dryer Hookup, Wet Bar, Woodwork Painted
Appliances	Cooktop, Dishwasher, Disposal, Dryer, Microwave, Washer
Cooling	Central Air, Ceiling Fan(s)
# of Stories	1

Exterior

Exterior Features	Outdoor Shower, Sprinkler System

Lot Description	Dead End, Easements, Interior Lot, Survey Available, Within 1/2 Mile to Water, Wooded
Roof	Composite Shngl
Foundation	Slab

School Information

Elementary	Dune Lakes
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	92
Zoning	Resid Single Family

Listing Details

Listing Office	Berkshire Hathaway HomeServices

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