$787,400 - 77 Channel Shoal Drive Lot 17, Santa Rosa Beach

MLS® #969591

$787,400

3 Bedroom, 3.00 Bathroom, 2,613 sqft

Residential

The Shoal, Santa Rosa Beach, FL

Personalize your DREAM HOME here with our best selling Venice plan. Welcome to The Shoal, a brand-new neighborhood where tranquility meets convenience. Nestled on the fringes of the expansive Point Washington State Park, this community boasts 30 thoughtfully designed homesites, each strategically laid out to provide residents with a sense of privacy and a connection to nature. The Shoal is conveniently located a short drive to Seaside, Grayton Beach and 30a. These spacious homes are designed to harmonize with the unique esthetics of the area boasting earthy tones, a community pond, and half of the lots backing up to state park. The Venice floor plan offers 3 bedrooms and 3 baths with an open living concept and sunroom (Included) downstairs and a spacious loft area upstairs. This home comes with amazing standard features such as a sunroom, metal roof, impact windows/doors, quartz countertops, LVP floors throughout all of the common areas/bedrooms, 8 ft doors downstairs, and a gas range and vented hood in the kitchen just to name a few! Homeowners have the ability to choose their finishes and upgrades at their design appointment. **Prices may vary based on upgrades and lot selection. This listing shows the base price of this home with lot premium included. Photos are of this floor plan, but are not this exact home. Check out our virtual tour of the Venice!**

Built in 2024

Essential Information

MLS® #	969591
Price	$787,400
Sold Price	$878,133
Date Sold	$2025-12-30
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,613
Year Built	2024
Type	Residential
Sub-Type	Detached Single Family
Style	Florida Cottage
Status	Sold

Community Information

Address	77 Channel Shoal Drive Lot 17
Area	19 - Point Washington
Subdivision	The Shoal
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Utilities	Electric, Gas - Natural, Public Sewer
# of Garages	2

Interior

Interior Features	Breakfast Bar, Vaulted Ceiling(s), Kitchen Island, Recessed Lighting, Newly Painted, Owner's Closet, Pantry, Washer/Dryer Hookup
Appliances	Dishwasher, Disposal, Microwave, Range Hood, Gas Water Heater, Tankless Water Heater
Heating	Central, Gas - Natural
Cooling	Central Air, Ceiling Fan(s)
# of Stories	2

Exterior

Lot Description	Interior Lot

Roof	Metal
Construction	Frame, Siding CmntFbrHrdBrd
Foundation	Slab

School Information

Elementary	Dune Lakes
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	597
Zoning	Resid Single Family
HOA Fees	100
HOA Fees Freq.	Monthly

Listing Details

Listing Office	EXP Realty LLC

DISCLAIMER: Information Deemed Reliable but not guaranteed. The information being provided is for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing.All listings are provided courtesy of the Emerald Coast Association of Realtors, Copyright2026, All rights reserved.
Listing information last updated on October 16th, 2026 at 3:22am CDT