

\$624,000 - 40 Flounder Street, Santa Rosa Beach

MLS® #989275

\$624,000

3 Bedroom, 2.00 Bathroom, 832 sqft
Residential on 0.11 Acres

BLUE GULF RESORT, Santa Rosa Beach, FL

Fantastic one-of-a-kind Florida beach cottage located in the heart of Blue Mountain Beach in desirable Blue Gulf Resort, just a 1/2 mile to the beach & emerald green waters of the Gulf of Mexico! Brand new 'sea salt' paint throughout for a fresh coastal look. The newly added shiplap & wainscoting is a perfect craftsman touch. This home is located in the historic community of the "Brickyard" and features an EXTRA HALF LOT, which is rare. This ideal property is a one-level home with ample outdoor living & a prime location just off of 30A. Incredible outdoor space complete with a unique custom areas like a screened-in 'she shed' with metal roof, plentiful sitting areas, outdoor shower & bathroom, Tiki bar, playhouse, multiple sheds & even a jetted tub to unwind in after a day at the beach! Backyard is fenced with 2 side entrances with new wooden gates. The backyard is also fenced for privacy and can be accessed from the kitchen as well. This brick home has withstood the test of time with good bones and an updated metal roof, new gutters, new French drain added, and new wooden walkway at the front and side. Tropical landscaping surrounds the home lending a nice coastal feel and there is plenty of parking or room for a carport or additional decks, if desired. With the extra half lot, there is room to expand the home too, if desired, for more living space. Interior features tile floors throughout for easy maintenance for beach living. The living area has nice natural light



with the large window at the entrance and there is updated lighting throughout and crown molding. Kitchen has an added island great for casual dining with a unique epoxy countertop reminiscent of the ocean. Cabinets were just painted white which aligns with the new shiplap & wainscoting. Kitchen also features stainless steel appliances (brand new fridge 2025) that convey, a custom metal backsplash and a charming dining nook by the large window allowing for good natural light. Original ceilings & wood paneling add to the "Old Florida" charm.

The primary bedroom has enough room for a king bed and features an ensuite half bath with partially tiled walls, wood accent wall and a pedestal sink. There is a shared full bathroom with tiled shower and custom epoxy vanity and updated lighting. There are two guest bedrooms each with crown molding. Head to the backyard off the kitchen and enjoy plentiful areas to unwind and relax in. Back porch is covered with a metal roof along with the amazing screened-in "she shed," the perfect spot to relax and snuggle up with a good book. The extra half lot allows for fantastic outdoor living and entices you to take more time for outside enjoyment and that beach lifestyle everyone desires. The charm of the unique outdoor nooks truly cannot be replicated! This will make a great full time residence or second home as the community is laid back with no HOA fees. There is also great potential as a rental property as similar properties in the area have done as high as \$100k in annual income! The vicinity to the beach and exceptional dining & entertainment options nearby makes this a prime investment and one of the best values for 30A overall.

Blue Gulf Resort is a prime location in Blue Mountain close to many conveniences - bike path, For the Health of It market, Blue

Mountian Bakery, Big Daddy's Bike Shop, McTighes, Cowgirl Kitchen, Mimmo's, Real + Raw, Gulf Place, and even Grayton Beach State Park in close vicinity. Access the beach just over 1/2 a mile away. The nearest public access is at the south end of Highway 83 with parking and restrooms but there is also an additional access across the street behind Redfish Circle that this community has an easement to access.

Blue Mountain Beach is the highest elevation of Florida's Gulf Coast lending incredible views and beautiful natural dunes and wild flowers. Enjoy the great outdoors with the surrounding state parks, nature trails and the 22-mile bike & jogging path. Kayak or paddle board on one of the rare coastal dune lakes and experience a unique ecosystem that is only available to approximately 11 locations in the world! You are also close to the picturesque towns of Seaside, WaterColor and Rosemary Beach. Do not miss out on this incredible opportunity to own a historic updated 3-bedroom home in a prime location close the beach!

Built in 1967

Essential Information

MLS® #	989275
Price	\$624,000
Sold Price	\$600,000
Date Sold	\$2026-10-05
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	832
Acres	0.11
Year Built	1967
Type	Residential

Sub-Type	Detached Single Family
Style	Florida Cottage
Status	Sold

Community Information

Address	40 Flounder Street
Area	17 - 30A West
Subdivision	BLUE GULF RESORT
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

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

Interior Features	Breakfast Bar, Crown Molding, Kitchen Island, Newly Painted, Walls Paneled, Walls Wainscoting, Washer/Dryer Hookup
Appliances	Dishwasher, Dryer, Microwave, Washer, Electric Water Heater
Heating	Central
Cooling	Central Air, Ceiling Fan(s)
# of Stories	1

Exterior

Exterior Features	Private Yard, Outdoor Shower, Yard Building
Lot Description	Easements, Within 1/2 Mile to Water
Windows	Window Treatments
Roof	Metal
Construction	Concrete, Roof Pitched, Brick, Wood Siding

School Information

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	341
Zoning	Resid Single Family

Listing Details

Listing Office EXP Realty LLC

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