$570,000 - 1317 N Co Highway 393, Santa Rosa Beach

MLS® #990915

$570,000

3 Bedroom, 2.00 Bathroom, 1,480 sqft

Residential on 0.11 Acres

TOWN OF SANTA ROSA, Santa Rosa Beach, FL

Waterfront living under $600K in Santa Rosa Beach is almost unheard of. This modern coastal home offers direct access to Hogtown Bayou and features a layout designed for flexibility, rental income, multigenerational living, or smart house hacking.

Built by Sunset Homes, the residence is thoughtfully designed across two fully self-contained levels, each functioning as its own private living space with separate exterior entrances. This setup creates a rare opportunity for dual living, long-term rental income, short-term rental potential, or owner-occupied investment strategy.

The lower level includes a full kitchen, living area, private bedroom, full bathroom, and dedicated laundry. Upstairs, you'll find two bedrooms, a full bathroom, a second full kitchen, laundry, and an open living area that flows onto waterfront balconies overlooking Hogtown Bayou. With two independent units under one roof, buyers can live in one unit and rent the other, lease both units for cash flow, or accommodate extended family with privacy.

Step outside and enjoy the kind of waterfront lifestyle buyers along 30A are always searching for. Launch a boat, canoe, or kayak directly from your backyard and cruise the bayou with ease. Two exterior balconies face the water, creating ideal spaces for morning coffee, sunset views, and relaxed coastal

evenings.

The fenced and sodded yard, concrete driveway, and one-car garage with lockout and separate exterior entry add another layer of convenience and privacy, further enhancing its investment appeal.

Finished with Anderson windows, a Hardie board exterior, tile kitchen backsplash, and a modern contemporary design with coastal flair, this home balances durability, style, and low-maintenance living.

Located just down the street from the Cessna Landing boat launch and park, and minutes from Gulf Place, Ed Walline Beach Access, and popular local spots like Shunk Gulley, The Perfect Pig, Papa Surf Burger Bar, and Shelby's Beach Bar, the location delivers both waterfront serenity and everyday convenience.

Whether you are searching for a primary residence, a second home, a long-term rental, or an income-producing duplex-style investment property, this is a rare opportunity to secure waterfront real estate in Santa Rosa Beach at a price point that continues to shrink along 30A.

Built in 2025

Essential Information

MLS® #	990915
Price	$570,000
Sold Price	$570,000
Date Sold	$2026-07-02
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,480
Acres	0.11

Year Built	2025
Type	Residential
Sub-Type	Detached Single Family
Style	Contemporary
Status	Sold

Community Information

Address	1317 N Co Highway 393
Area	16 - North Santa Rosa Beach
Subdivision	TOWN OF SANTA ROSA
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Utilities	Public Sewer, Public Water, Tap Fee Paid
Parking	Garage Door Opener, Garage
# of Garages	1
View	Bay, Bayou, Canal, Creek/Stream, Lagoon, River, Sound
Is Waterfront	Yes
Waterfront	Bay, Bayou, Canal Access, Creek, Lagoon, Shore - Natural, Sound

Interior

Interior Features	Breakfast Bar, Vaulted Ceiling(s), In-Law Floorplan, Kitchen Island, Recessed Lighting, Lock Out, Pantry, Shelving, Washer/Dryer Hookup
Appliances	Cooktop, Dishwasher, Disposal, Microwave, Refrigerator, Electric Water Heater, Tankless Water Heater
Heating	Central
Cooling	Central Air
# of Stories	2

Exterior

Exterior Features	Balcony, Private Yard, Separate Living Area
Lot Description	Level, Survey Available, Within 1/2 Mile to Water
Roof	Metal
Construction	Foundation Off Grade, Siding CmntFbrHrdBrd
Foundation	Foundation On Piling

School Information

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	314
Zoning	Resid Single Family

Listing Details

Listing Office	Christies International Real Estate Emerald Coast

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