

# \$2,450,000 - 237 Wood Beach Dr, SANTA ROSA BEACH

MLS® #952978

## \$2,450,000

3 Bedroom, 4.00 Bathroom, 3,195 sqft  
Detached Single Family on 0.33 Acres

SUGARWOOD, SANTA ROSA BEACH, FL

Presenting a remarkable opportunity in the heart of Seagrove Beach, this home is located in the highly sought-after neighborhood of Sugarwood. Renowned for its large lots and incredible beach access, Sugarwood offers a direct and uninterrupted path to the stunning shoreline just south of the property. Unlike gulf front owners in this area, there are no concerns about being restricted from accessing the beach, as ownership does not extend to the water's edge. This is one of the many reasons why Seagrove Beach is currently a hot market, embodying the visionary spirit of its founder, Cube McGhee. 237 Wood Beach is a home that ticks all the boxes, making it perfect for primary residency, secondary vacation use, or as a rental investment. It is one of the few locations along 30A where you can rent the property and later retire to it. The abundance of large lots in this area offers a luxury that is rarely seen elsewhere. Additionally, you have the option to rent out the main home while keeping the carriage house available for your personal use, ensuring you always have a place to retreat to the beach even when the main home is rented out. The current seller successfully rents out the carriage house and self-manages the entire property.

Upon arrival at 237 Wood Beach, you will be greeted by ample parking space and lush, indigenous landscaping that enhances the property's curb appeal. Stepping inside, you'll



find an oversized living space that seamlessly connects to the dining area and kitchen. This level also includes a bedroom with a connecting bathroom, ideal for accommodating guests. Upstairs, there is an office area with a bathroom that can easily be converted into a bunk room. Please consult with the agent for further details. The master suite is located down a spacious hallway and opens up to a large porch overlooking the outdoor area with a pool. The master bathroom has been recently updated and boasts a luxurious steam shower.

In addition to the main house, this property features a separate carriage home that offers a generously sized, air-conditioned garage space. You'll have plenty of room to store your beach toys or even set up a pool table. The carriage house itself is simply stunning, and since it is rear-loaded, it provides privacy and serene views of the adjacent conservation area. The carriage house includes a full kitchen and a bedroom, adding flexibility and versatility to the property.

237 Wood Beach is just a short stroll away from the pristine beaches of South Walton and conveniently situated east of the world-renowned town of Seaside.

Built in 2000

### **Essential Information**

MLS® #	952978
Price	\$2,450,000
Bedrooms	3
Bathrooms	4.00
Full Baths	4
Square Footage	3,195
Acres	0.33
Year Built	2000

Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Florida Cottage
Status	Active

### **Community Information**

Address	237 Wood Beach Dr
Area	30A East
Subdivision	SUGARWOOD
City	SANTA ROSA BEACH
County	WALTON
State	FL
Zip Code	32459

### **Amenities**

Amenities	Short Term Rental - Allowed
Utilities	Electric Available, Public Sewer Available, Public Water Available, Gas - Natural
Has Pool	Yes
Pool	Private, Pool - In-Ground, Community

### **Interior**

Interior Features	Breakfast Bar, Fireplace, Floor Tile, Floor Vinyl, Furnished - None, Window Treatment All, Ceiling Vaulted, Floor Hardwood, Guest Quarters
Appliances	Dishwasher, Dryer, Microwave, Refrigerator W/Ice Maker, Washer, Smooth Stovetop Rnge
Heating	Heat: Central Electric
Cooling	Ceiling Fans, A/C: Two Or More
Fireplace	Yes
Fireplaces	Fireplace
# of Stories	2

### **Exterior**

Exterior	Frame, Roof Metal, Siding CmntFbrHrdBrd, Foundation Slab On Grade
Exterior Features	Balcony, Deck Open, Fenced Back Yard, Hot Tub, Pool - In-Ground, Porch Screened
Lot Description	Within 1/2 Mile Of Water
Roof	Roof Metal
Construction	Frame

Foundation                      Foundation Slab On Grade

### **School Information**

Elementary                      Dune Lakes  
Middle                              EMERALD COAST  
High                                 SOUTH WALTON

### **Additional Information**

Zoning                              Residential Single Family  
HOA Fees                          350.00  
HOA Fees Freq.                  Annually

### **Listing Details**

Listing Office                      EXP Realty LLC

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