

\$9,950,000 - 240 Montgomery St, SANTA ROSA BEACH

MLS® #953667

\$9,950,000

Bedroom, Bathroom, 14,375 sqft
Residential Land on 0.33 Acres

SEAHIGHLAND, SANTA ROSA BEACH, FL

Perched high on the bluff in the desirable Seahighland neighborhood, this exceptional property boasts 87 feet of breathtaking Gulf front views. Explore various opportunities by updating the current home or utilizing the vacant lot to build your dream BEACHFRONT home in one of the most sought-after locations on 30A! Nestled on this lot is a charming 1948 two-bedroom, two-bath house, exuding 1,100 square feet of Old Florida character. The property also features a private gazebo, perfect for enjoying cool breezes and panoramic Gulf vistas from its elevated position. Facing the street, you'll find a modern 2003 carriage house, offering 1,000 square feet of comfortable living space. This includes one bedroom, one bath, a kitchen, a living room, and a dining room, all easily accessible via an elevator. The carriage house also comes with a spacious, air-conditioned garage, two storage spaces, and a laundry room. Enjoy stunning Gulf views from the two outdoor balconies, providing a serene retreat for relaxation. This property has been lovingly built and occupied by the current sellers. Additionally, the location offers convenient access to three public beach walkovers on Montgomery Street, making it a prime spot for beach enthusiasts. ***Buyer is responsible for personally verifying details about this property. Any information contained in this listing is believed to be accurate but is not guaranteed.***



Essential Information

MLS® #	953667
Price	\$9,950,000
Square Footage	14,375
Acres	0.33
Type	Residential Land
Sub-Type	Residential Land
Status	Active

Community Information

Address	240 Montgomery St
Area	30A East
Subdivision	SEAHIGHLAND
City	SANTA ROSA BEACH
County	WALTON
State	FL
Zip Code	32459

Amenities

Utilities	Public Water Available, Gas - Natural, Public Sewer Available, TV Cable Available
Features	Covenants, Within 1/2 Mile Of Water
Is Waterfront	Yes
Waterfront	GULF
Water View	GULF

Exterior

Lot Description	Covenants, Within 1/2 Mile Of Water
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School Information

Elementary	Dune Lakes
Middle	Seaside
High	SOUTH WALTON

Additional Information

Zoning	Residential Single Family
HOA Fees	0.00

Listing Details

Listing Office	Davis Properties Of Nw Fl
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