

# \$699,900 - Lot 17 N Lot 17 Blk 1 Montigo Ave, SANTA ROSA

MLS® #955063

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## \$699,900

Bedroom, Bathroom, 6,534 sqft  
Residential Land on 0.15 Acres

### GULF SHORE MANOR, SANTA ROSA BEACH, FL

Come to the newly constructed Montigo Ave N and build your dream home on the beautiful neighborhood of Gulf Shore Manor on County Road 30A. No HOA fees and no restrictions on when to build. 5 deeded beach accesses and plenty of beach. All underground utilities on a beautiful wide avenue in a peaceful corner of the neighborhood just a golf cart ride minutes away from the hustle and bustle of 30A and Seaside, shopping and restaurants. These beautiful and spacious lots won't last long, so get yours while you can.



## Essential Information

|                |                  |
|----------------|------------------|
| MLS® #         | 955063           |
| Price          | \$699,900        |
| Square Footage | 6,534            |
| Acres          | 0.15             |
| Type           | Residential Land |
| Sub-Type       | Residential Land |
| Status         | Active           |

## Community Information

|             |                                   |
|-------------|-----------------------------------|
| Address     | Lot 17 N Lot 17 Blk 1 Montigo Ave |
| Area        | 30A East                          |
| Subdivision | GULF SHORE MANOR                  |
| City        | SANTA ROSA BEACH                  |
| County      | WALTON                            |
| State       | FL                                |
| Zip Code    | 32459                             |

## Amenities

|           |  |
|-----------|--|
| Amenities | Beach, Deed Access, Owners Pets Allowed, Pets Allowed, Short Term Rental - Allowed, TV Cable Available   |
| Utilities | Community Sewer, Community Water, Electric Available, Phone Available, Public Sewer Available, Tap Fee Due, TV Cable Available, Underground                                |
| Features  | Additional Land Available, Cul-De-Sac, Dead End, Flood Insurance Required, Interior, Level, Low, Storm Sewer, Survey Available, Wetlands, Within 1/2 Mile Of Water, Wooded |

## Exterior

|                 |  |
|-----------------|--|
| Lot Description | Additional Land Available, Cul-De-Sac, Dead End, Flood Insurance Required, Interior, Level, Low, Storm Sewer, Survey Available, Wetlands, Within 1/2 Mile Of Water, Wooded |
|-----------------|--|

## School Information

|            |              |
|------------|--------------|
| Elementary | Dune Lakes   |
| Middle     | Seaside      |
| High       | SOUTH WALTON |

## Additional Information

|          |                           |
|----------|---------------------------|
| Zoning   | Residential Single Family |
| HOA Fees | 0.00                      |

## Listing Details

|                |                |
|----------------|----------------|
| Listing Office | Gilbert Realty |
|----------------|----------------|

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Listing information last updated on August 17th, 2024 at 7:15pm CDT