

\$425,000 - Lot 24 N Montigo N Ave, SANTA ROSA BEACH

MLS® #951622

\$425,000

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

GULF SHORE MANOR, SANTA ROSA BEACH, FL

Priced to sell! Lot 24 off N Montigo Ave corner lot! Tucked away off 30A in the heart of Seagrove. This vacant lot is located in Gulf Shore Manor and has deeded beach access and use as well as 4 other public beach accesses within the community. The stretch of beach for use 1400 linear feet. This location is ideal for short term rental, second beach house or full time residence as the community is a mix of all 3. Gulf Shore Manor is a non HOA community that is booming with new development. This past year 3 new luxury beach homes have been constructed at the end of N Montigo. Imagine the sounds of the gulf while relaxing on your new beach house porches in Seagrove. This vacant lot is located just a little over a mile to town of Seaside and 2 miles to Watercolor. Beach access location feature seasonal lifeguards, restrooms, ramp to the beach as well as ample parking at Bramble Access. Other access include San Juan, Pelayo, Dothan and Montigo.

To the East the new Greenway Station is under 2 miles for coffee, ice cream, shopping and other new dining options. As well as Rosemary and Alys Beach is 7 miles East on 30A.

Lot 23 can be purchased as well please see MLS 951621. The 60 foot right away to the north of this lot is platted as a road. Buyer should verify with county if they ever plan to develop the side road (just north of lot 23). If



not this could additional entrance point into property. If putting in GPS 459 Elm St will bring you to the corner of this lot.

Essential Information

MLS® #	951622
Price	\$425,000
Square Footage	6,534
Acres	0.15
Type	Residential Land
Sub-Type	Residential Land
Status	Active

Community Information

Address	Lot 24 N Montigo N Ave
Area	30A East
Subdivision	GULF SHORE MANOR
City	SANTA ROSA BEACH
County	WALTON
State	FL
Zip Code	32459

Amenities

Utilities	Public Water Available, Public Sewer Available, Sewer Available, Tap Fee Due
Features	Additional Land Available, Flood Insurance Required, Level, Survey Available, Wetlands, Within 1/2 Mile Of Water

Exterior

Lot Description	Additional Land Available, Flood Insurance Required, Level, Survey Available, Wetlands, Within 1/2 Mile Of Water
-----------------	--

School Information

Elementary	Dune Lakes
Middle	EMERALD COAST
High	SOUTH WALTON

Additional Information

Zoning	Residential Single Family
--------	---------------------------

HOA Fees 0.00

Listing Details

Listing Office The Premier Property Group Watercolor Office

DISCLAIMER: Information Deemed Reliable but not guaranteed. The information being provided is for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. All listings are provided courtesy of the Emerald Coast Association of Realtors, Copyright 2024, All rights reserved. Vendors Member Number : 28325

Listing information last updated on August 14th, 2024 at 10:45am CDT