

MLS® #955745

3 Bedroom, 3.00 Bathroom, 2,613 sqft  
Detached Single Family on 0.00 Acres

Welcome to The Shoal, a brand-new neighborhood where tranquility meets convenience. Nestled on the fringes of the expansive Point Washington State Park, this community boasts 30 thoughtfully designed homesites, each strategically laid out to provide residents with a sense of privacy and a connection to nature. The Shoal is conveniently located a short drive to Seaside, Grayton Beach and 30a. These spacious homes are designed to harmonize with the unique esthetics of the area boasting earthy tones, a community pond, and half of the lots backing up to state park. The Venice floor plan offers 3 bedrooms and 3 baths with an open living concept and sunroom downstairs and a spacious loft area upstairs.

## Essential Information

MLS® #	955745
Price	\$759,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,613
Acres	0.00
Year Built	2024
Type	Detached Single Family
Sub-Type	Detached Single Family



Style	Florida Cottage
Status	Active

### Community Information

Address	Tbd Channel Shoal Dr Lot 19
Area	Point Washington
Subdivision	The Shoal
City	SANTA ROSA BEACH
County	WALTON
State	FL
Zip Code	32459

### Amenities

Utilities	Electric Available, Gas - Natural, Public Sewer Available
Parking	Garage: Attached

### Interior

Interior Features	Breakfast Bar, Ceiling Raised, Floor Tile, Floor Vinyl, Kitchen Island, Lighting Recessed, Newly Painted, Owner's Closet, Pantry, Washer/Dryer Hookup
Appliances	Dishwasher, Disposal, Microwave, Range Hood, Refrigerator, Stove/Oven Gas
Heating	Heat: Central Electric
Cooling	A/C: Central Electric, Ceiling Fans
# of Stories	2

### Exterior

Exterior	Frame, Roof Metal, Siding CmntFbrHrdBrd, Siding Vinyl, Foundation Slab On Grade
Exterior Features	Patio Covered, Porch Covered
Lot Description	Interior
Roof	Roof Metal
Construction	Frame
Foundation	Siding Vinyl, Foundation Slab On Grade

### School Information

Elementary	Dune Lakes
Middle	EMERALD COAST
High	SOUTH WALTON

### Additional Information

Zoning	Residential Single Family
HOA Fees	100.00
HOA Fees Freq.	Monthly

### **Listing Details**

Listing Office	EXP Realty LLC
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