

# \$598,000 - 1196 Mack Bayou Rd, SANTA ROSA BEACH

MLS® #932965

## \$598,000

Bedroom, Bathroom, 75,794 sqft  
Land on 2 Acres

### BOCAGE BAYOU ESTATES, SANTA ROSA BEACH, FL

Situated in the coveted Bocage neighborhood, this building lot offers a unique blend of accessibility and exclusivity. Gated and deed-restricted, the property ensures a level of privacy and security that's increasingly rare. What sets this lot apart is its deep-water access, complete with a 150' dock, making it an ideal choice for boating enthusiasts or anyone looking to embrace an outdoor lifestyle. Adding to its appeal is the presence of a freshwater well, dedicated solely to irrigation, ensuring that your landscaping ambitions can be as grand as your architectural ones. A shed on the property provides convenient storage space, allowing you to keep boating or gardening equipment close at hand. This lot is strategically positioned in the vicinity of shopping centers, entertainment venues and a hospital, offering all the conveniences of modern living while retaining a sense of secluded tranquility. For those looking to build a new home that harmonizes with a love for the water, this lot presents a rare and compelling opportunity. With its combination of natural beauty, practical amenities, and unbeatable location, it's more than just a place to build a home it's a place to build a lifestyle.



## Essential Information

MLS® # 932965

Price	\$598,000
Square Footage	75,794
Acres	1.74
Type	Land
Sub-Type	Residential Land
Status	Active

## Community Information

Address	1196 Mack Bayou Rd
Area	North Santa Rosa Beach
Subdivision	BOCAGE BAYOU ESTATES
City	SANTA ROSA BEACH
County	WALTON
State	FL
Zip Code	32459

## Amenities

Utilities	Electric Available, Private Well, Public Sewer Available, Public Water Available
Features	Cleared, Covenants, Easements, Irregular, Restrictions, Survey Available, Wetlands
Is Waterfront	Yes
Waterfront	Bayou

## Exterior

Lot Description	Cleared, Covenants, Easements, Irregular, Restrictions, Survey Available, Wetlands
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## School Information

Elementary	VAN R. BUTLER
Middle	EMERALD COAST
High	SOUTH WALTON

## Additional Information

Days on Website	239
Zoning	Residential Single Family
HOA Fees	0.00

## Listing Details

Listing Office	Scenic Sotheby's International Realty
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