

# \$4,175,000 - 108 Woodward Dr, SANTA ROSA BEACH

MLS® #934550

**\$4,175,000**

Bedroom, Bathroom, 239,580 sqft

Land on 6 Acres

## UNRECORDED SUBDIVISION, SANTA ROSA BEACH, FL

Introducing a remarkable investment opportunity in the heart of Dune Allen Beach! This expansive 5.5-acre parcel presents a rare canvas for creative development, with neighborhood infill zoning. Situated along the tranquil shores of Allen Lake, supplying a picturesque backdrop for potential homesites. Benefiting from its coveted location, this property offers proximity to pristine beaches, upscale amenities, and the vibrant coastal lifestyle that 30A is known for. The versatility of this land is unparalleled, offering the potential to construct multiple waterfront and non-waterfront residences, ranging from 2 to 8 homes per acre (more info can be provided). With the ability to subdivide the land, investors have the opportunity to tap into the growing demand for premium real estate in the area. The property also includes a three story home with pool. The property is graced by natural wetlands, adding an extra layer of environmental significance. Mitigation is required to preserve this valuable ecosystem to allow for thoughtful development. Rarely does a parcel of this size, location, and zoning become available, making this an extraordinary chance for visionary developers.



## Essential Information

MLS® # 934550

Price \$4,175,000

Square Footage	239,580
Acres	5.50
Type	Land
Sub-Type	Residential Land
Status	Active

### Community Information

Address	108 Woodward Dr
Area	30A West
Subdivision	UNRECORDED SUBDIVISION
City	SANTA ROSA BEACH
County	WALTON
State	FL
Zip Code	32459

### Amenities

Utilities	Electric Available, Public Sewer Available, Public Water Available, TV Cable Available
Features	Wooded, Coastal Setback, Dead End, Wetlands, Within 1/2 Mile Of Water
Is Waterfront	Yes
Waterfront	Coastal Dune Lakes

### Exterior

Exterior	Roof Metal, Siding Stucco
Lot Description	Wooded, Coastal Setback, Dead End, Wetlands, Within 1/2 Mile Of Water
Roof	Roof Metal

### School Information

Elementary	VAN R. BUTLER
Middle	EMERALD COAST
High	SOUTH WALTON

### Additional Information

Days on Website	234
Zoning	Residential Single Family, See Remarks
HOA Fees	0.00

### Listing Details

Listing Office	Compass
----------------	---------

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.