

30A COMMUNITY GUIDE

2026-2027

From Dune Allen Beach to Inlet Beach

Explore the beach towns and neighborhoods that make Scenic Highway 30A one of Florida's most coveted coastal addresses.

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Community-by-community insight for primary residences, second homes, luxury properties, vacation homes and investment buyers.

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30A Community Guide 2026-2027

A Community Guide to Scenic Highway 30A

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A NOTE ON ACCURACY

Information contained in this publication is believed accurate at the time of publication but is subject to change without notice. Market statistics, price ranges, tax rates, licensing requirements, insurance guidance, and community details change regularly. Figures cited throughout this guide reflect data available in mid-2026 and are presented for general orientation only.

Nothing in this publication constitutes legal, tax, insurance, or investment advice. Real estate decisions should be made in consultation with licensed professionals including an attorney, a certified public accountant, a licensed insurance agent, and a mortgage lender. Rental income figures represent historical ranges reported by third-party sources and are not projections, guarantees, or representations of future performance.



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A NOTE ABOUT THIS GUIDE

Portions of the background research, brainstorming, and conceptual development for this guide were created with the assistance of artificial intelligence tools, including Claude® by Anthropic and ChatGPT® by OpenAI. These tools were used to help organize ideas, explore topics, and assist in the research and writing process.

This guide is intended to serve as a helpful resource for gaining a better understanding of the communities, real estate opportunities, and lifestyle along Scenic Highway 30A. While every effort has been made to provide accurate and up-to-date information, market conditions, community features, pricing, regulations, and local information can change over time.

The information contained in this guide is provided for general educational and informational purposes only. It should not be considered legal, financial, tax, investment, insurance, construction, lending, or other professional advice. Readers are encouraged to consult with qualified professionals in the appropriate fields to obtain the most current information and guidance for their specific situation.

My hope is that this guide serves as a valuable starting point – helping you better understand the communities, real estate market, and lifestyle of Scenic Highway 30A while giving you ideas, insights, and confidence as you begin your own journey.

Welcome to Scenic Highway 30A

Scenic Highway 30A is more than a road along the Gulf of Mexico. It is a collection of distinctive beach communities, each offering its own architecture, lifestyle, amenities and real estate opportunities.

Stretching along roughly 24 miles of South Walton County, the 30A corridor is known for white-sand beaches, emerald Gulf waters, rare coastal dune lakes, bike paths, restaurants, boutique shopping and thoughtfully designed communities.

From the iconic streets of Seaside and the relaxed atmosphere of Grayton Beach to the sophisticated architecture of Alys Beach and Rosemary Beach, choosing where to buy on 30A is often as much about lifestyle as the property itself.

West 30A

Dune Allen Beach

Near the western entrance to Scenic Highway 30A, Dune Allen Beach offers a quieter residential atmosphere with convenient access toward Sandestin, Grand Boulevard and Destin. Its natural character is enhanced by nearby coastal dune lakes including Lake Allen, Oyster Lake and Stallworth Lake.

Real estate: Single-family homes, beach cottages, Gulf-view properties, vacation rentals, condominiums and townhomes.

Best suited for: Primary residences, second homes and buyers wanting convenient access to both 30A and the Destin/Sandestin area.

Gulf Place

Centered near 30A and County Highway 393, Gulf Place is one of West 30A's convenient lifestyle hubs, with restaurants, shops, beach access and entertainment in a walkable setting.

Real estate: Condominiums, townhomes, cottages and single-family homes. **Best suited for:** Buyers prioritizing walkability, beach access and vacation-home potential.

Santa Rosa Beach

Santa Rosa Beach is a broad geographic area containing numerous neighborhoods both north and south of Highway 98. Buyers can find everything from luxury Gulf-front residences to traditional neighborhoods and newer communities.

Best suited for: Full-time residents, families, second-home buyers and those wanting access to 30A without necessarily purchasing inside one of its most expensive planned beach towns.

Blue Mountain Beach

Known for its elevated dunes and relaxed personality, Blue Mountain Beach blends older beach cottages, newer luxury homes, condominiums and vacation properties. Local restaurants and beach access help preserve an authentic, less formal 30A atmosphere.

Best suited for: Second homes, vacation properties, full-time coastal living and buyers seeking a laid-back 30A environment.

Central 30A

Grayton Beach

One of 30A's oldest and most distinctive communities, Grayton Beach is known for eclectic architecture, narrow streets, mature vegetation and an unmistakable Old Florida personality. Nearby Grayton Beach State Park provides access to beaches, trails and Western Lake.

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Real estate: Limited and varied inventory, from character-rich cottages to substantial luxury homes. **Best suited for:** Buyers who value history, individuality and a relaxed beach lifestyle.

WaterColor

Adjacent to Seaside, WaterColor is a premier master-planned community known for extensive landscaping, trails, parks, pools, recreational amenities and proximity to Western Lake. Homes typically feature upscale Southern coastal architecture and pedestrian-friendly streets.

Best suited for: Luxury second-home buyers, families and buyers who place a premium on community amenities.

Seaside

Seaside became internationally known for New Urbanist town planning: walkability, public gathering spaces, distinctive architecture and a traditional town center. It is also widely recognized as a filming location for *The Truman Show*.

Best suited for: Luxury buyers, architecture enthusiasts and second-home owners seeking one of 30A's most iconic and walkable communities.

Seagrove Beach

Immediately east of Seaside, Seagrove is one of 30A's largest and most diverse beach areas. Rather than one master-planned development, it contains numerous neighborhoods, condominium developments and individual properties.

- Gulf-front homes and condominiums
- Beach cottages
- Luxury new construction
- Townhomes
- Vacation rentals and primary residences

Best suited for: Buyers wanting central 30A access with a broad range of property styles.

WaterSound Beach

WaterSound Beach is an upscale gated coastal community recognized for dramatic dunes, boardwalks and refined coastal architecture. Its location provides convenient access to central and eastern 30A.

Best suited for: Luxury buyers seeking privacy, gated surroundings and a carefully planned beach-community environment.

East 30A

Seacrest Beach

Seacrest occupies a prime position near Alys Beach and Rosemary Beach. The broader area includes condominiums, townhomes, beach houses and vacation properties, while the planned Seacrest Beach community is known for its large resort-style lagoon pool.

Best suited for: Vacation-home buyers, families and buyers wanting close proximity to Rosemary Beach and Alys Beach.

Alys Beach

Alys Beach is among Florida's most architecturally distinctive luxury communities. White masonry architecture, courtyards, pedestrian pathways and highly designed public spaces create a unique visual identity.

Best suited for: Ultra-luxury buyers, architectural enthusiasts and buyers seeking exclusivity and a highly curated lifestyle.

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Rosemary Beach

Near the eastern end of 30A, Rosemary Beach blends West Indies, New Orleans and European-inspired planning. Brick streets, pedestrian paths, courtyards and a vibrant town center create an exceptionally walkable environment.

Best suited for: Luxury second-home and vacation-home buyers seeking an established, highly walkable East 30A community.

Inlet Beach

At the eastern gateway to 30A, Inlet Beach combines areas of traditional beach-community character with substantial newer development. Its location provides convenient access to Rosemary Beach, Highway 98 and nearby Camp Helen State Park.

Real estate: Older beach properties, luxury new construction, condominiums, townhomes and planned developments.

Best suited for: Primary residents, second-home buyers, luxury buyers and investors seeking East 30A access.

KAIYA Beach Resort

KAIYA is a newer East 30A luxury community centered on architecture, privacy, hospitality and an elevated resort experience. It represents the continued evolution of the ultra-luxury segment along the corridor.

Best suited for: Luxury buyers interested in newer construction and a highly curated resort environment.

Other Communities Worth Exploring

- **Old Florida Beach** - Gated West 30A community with traditional coastal architecture.
- **Cypress Dunes** - Gated community near Topsail Hill Preserve State Park.
- **Gulfview Heights** - West 30A residential area known for beach proximity.
- **NatureWalk at Seagrove** - Planned community convenient to Seaside and Point Washington State Forest.
- **Watersound Origins** - Large master-planned community north of Highway 98 with newer homes and a residential lifestyle.
- **Prominence** - Planned community near The Big Chill.
- **The Preserve at Grayton Beach** - Gated residential community surrounded by natural areas.
- **Paradise by the Sea** - Exclusive Gulf-front neighborhood on East 30A.

Which 30A Community Is Right for You?

For Walkability

Seaside • Rosemary Beach • Alys Beach • Gulf Place • WaterColor

For Old Florida Character

Grayton Beach • Blue Mountain Beach • Dune Allen Beach • Seagrove Beach

For Luxury

Alys Beach • Rosemary Beach • WaterColor • WaterSound Beach • Seaside • KAIYA

For Primary Residence Buyers

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Santa Rosa Beach • Dune Allen Beach • Blue Mountain Beach • Seagrove • Inlet Beach • Watersound Origins • Point Washington

For Vacation-Rental Buyers

Depending on current property and community rules, buyers may explore Seagrove Beach, Seacrest Beach, Gulf Place, Blue Mountain Beach, Inlet Beach, Prominence and selected properties in other communities. Always verify current short-term rental regulations, HOA restrictions and individual property eligibility.

30A Is Not One Real Estate Market

A Gulf-front condominium in Seagrove should not automatically be compared with a home in WaterColor. A property in Seacrest should not necessarily be valued against a residence inside Rosemary Beach. A home north of Highway 98 may operate within a completely different buyer market than a Gulf-side luxury residence only a short distance away.

Beach access, rental eligibility, amenities, architectural controls, HOA fees, Gulf views, property condition and proximity to town centers can create dramatic differences in value. Understanding these micro-markets is essential when buying along 30A.

Questions to Ask Before Buying on 30A

- **Beach access:** Is it private, deeded or public?
- **Distance to the Gulf:** Is walking or biking realistic?
- **Rental restrictions:** Are short-term rentals permitted?
- **HOA fees:** What is included?
- **Assessments:** Are any pending or anticipated?
- **Insurance and flood zone:** How could they affect ownership costs?
- **Rental history:** What has the property actually produced?
- **Parking and golf carts:** What are the property and community rules?
- **Amenities:** Which are included and which require additional fees?
- **Future development:** What is planned nearby?

Buying a 30A Investment Property

For investment-oriented buyers, architecture and Gulf proximity are only part of the equation. Analyze purchase price, historical and projected rental income, management fees, HOA fees, insurance, property taxes, utilities, cleaning, maintenance, furniture replacement, booking commissions, financing costs and expected personal-use days.

The property with the highest gross rental revenue does not necessarily produce the highest net return.

The 30A Lifestyle

**White-sand beaches • biking and walking • coastal dune lakes • state parks and forests •
paddleboarding • kayaking • fishing • local restaurants • boutique shopping • outdoor events •
distinctive architecture • community gathering spaces**

This combination of natural beauty, thoughtful development and distinct community identities has helped make Scenic Highway 30A one of the Southeast's most recognizable coastal real estate markets.

Find Your Place on 30A

From the Old Florida atmosphere of Grayton Beach to the architectural sophistication of Alys Beach and Rosemary Beach, every section of 30A offers something different. The key is matching the community to your goals, budget and intended use.

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Important Disclaimer

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