



*the*  
**SHOAL**



## The Shoal

# Tucked away between the bay and the gulf, The Shoal offers the best of both worlds in beautiful Santa Rosa Beach

Welcome to the best in bayside living! An intimate coastal retreat, The Shoal is nestled on the fringes of the expansive Point Washington State Park where each homesite is strategically placed to provide residents with a sense of privacy and a connection to nature.

Designed with Brock Built's signature quality in mind, these single-family homes make beach life a breeze, combining the gulf's laid-back lifestyle with accessible in-town amenities like dining, shopping, and entertainment.



Now selling from the Low  
\$700s in Santa Rosa Beach.





## Laid-Back Beaches and Beyond

Situated near the shores of [Choctawhatchee Bay](#), The Shoal combines laid-back beach living with the hustle and bustle of in-town amenities. Whether you prefer lounging on the sand or lunching at restaurants, this community offers something special for everyone. Check out [The Bay](#) for a bite by the water or [Chiringo](#) for a casual meal, then explore the shops at [Grand Boulevard](#) at Sandestin.

[Santa Rosa Beach](#) is known for its beautiful turquoise waters and gleaming white sand beaches. In fact, there are more than 12 beach communities along [Scenic Highway 30A](#) alone. You can rent a cabana at the picturesque private beaches of [Seaside](#), tour the coastal dunes of [Seagrove](#), or check out the scenic view at [Blue Mountain Beach](#), with public beach access and the highest elevation on the Gulf. Or, if you're feeling adventurous, bike down the [Timpoochee Trail](#) to the beach communities of [Watersound](#), [Alys Beach](#), and [Rosemary Beach](#).

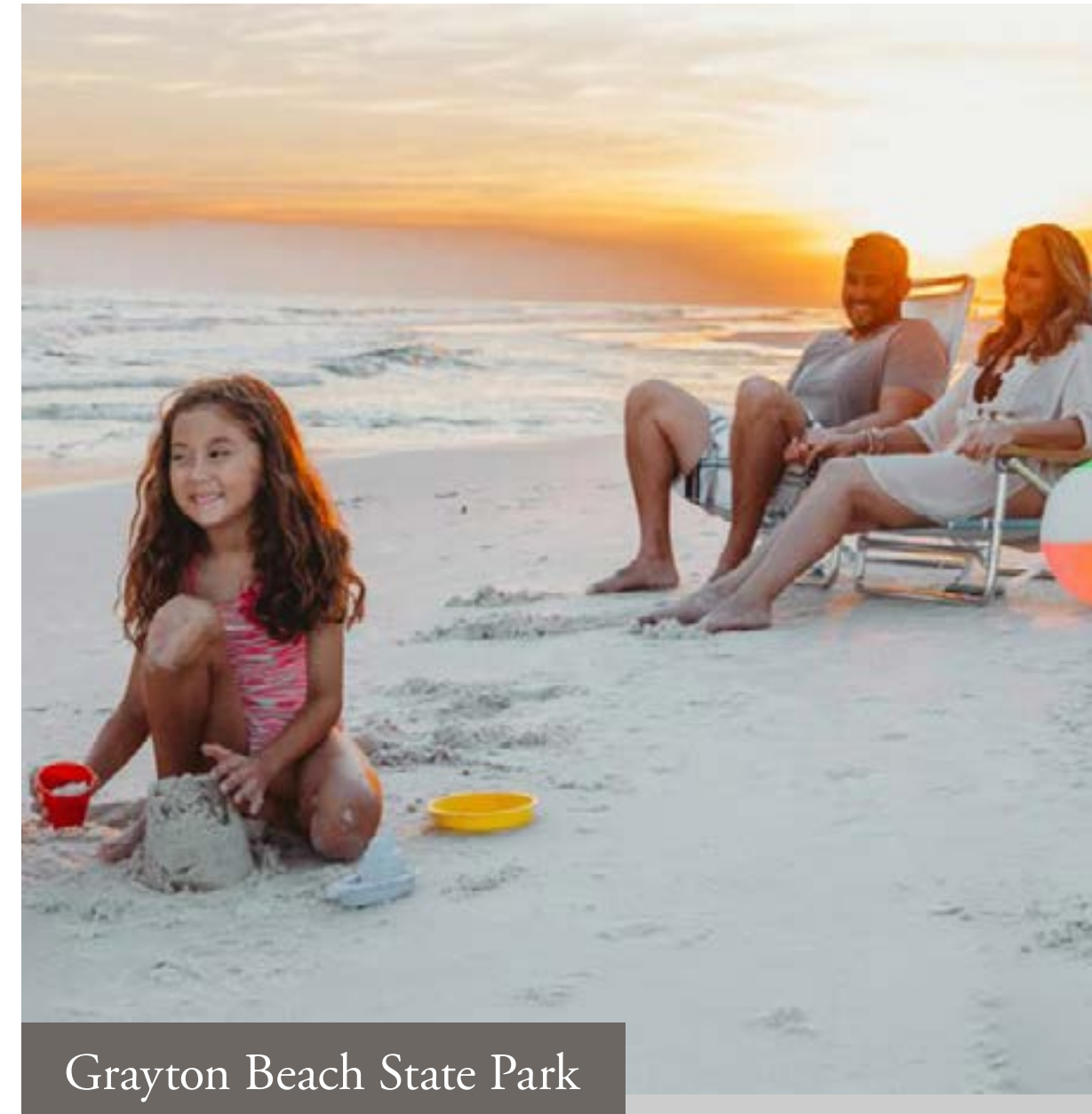


# Explore Santa Rosa and All of 30A

Life at The Shoal goes well beyond the sea, offering residents access to high-end and casual shopping, [music venues](#), and outdoor entertainment, plus a wide variety of restaurants. In the nearby town of Seaside, for example, you'll find [Modica Market](#), a quaint gourmet grocery full of culinary delights, and [Airstream Row](#), a lineup of food trucks serving a variety of tasty delights like BBQ, frozen drinks, hotdogs, and more.

Santa Rosa Beach is also home to state parks and even a state forest—all with miles of hiking and biking trails. [Eden Gardens State Park](#), just a little over a mile away, features tranquil gardens, open green spaces, walking trails, and a fishing dock on the bayou. Nearby lies [Point Washington State Forest](#), with 15,000 acres and miles of trails to explore. [Grayton Beach State Park](#), one of Florida's most popular parks, features pristine beaches and rare coastal dune lakes.

At The Shoal, you'll never run out of things to do. Paddleboarding in the gulf, biking along the beach, fishing, or enjoying cocktails at sunset are just a few of the countless ways to enjoy this beautiful [Brock Built community](#).



Grayton Beach State Park



Eden Gardens State Park



Airstream Row



Point Washington State Forest





# Neighborhood Attractions

Shopping, dining, beaches, and entertainment are just a short drive from The Shoal.

### Santa Rosa Beach Points of Interest

(distance listed in miles - many more points of interest not listed)

Category	Name	Distance (miles)
Grocery and Shopping	Publix	3.4
	Seaside Farmer's Market	4.5
	30Avenue	8
	The Big Chill/The Hub	8.3
Restaurants	Pizza by the Sea	3.4
	Surf and Deer	4.1
	Seagrove Village Market	4.1
	Chanticleer Eatery	4.3
	AJ's	4.5
	Airstream Row Seaside	4.6
	Bud & Alley's Waterfront Restaurant & Bar	4.7
	The Red Bar	5.0
	Chiringo	5.0
	Cafe 30A	5.2
	The Bay	5.9
	Old Florida Fish House	6.5
	Down Island Gulf Seafood	7
	Blue Mabel Smokehouse	7.4
	TaCo.30A	7.9
Amigos	8	
Amici	8	
The Big Chill/The Hub	8.3	
Perfect Pig Grill & Fish	9	
Bayou Bill's Crab House	9	
Skunk Gully Oyster Bar	9.1	
Steamboat Grill	9.5	
Donut Hole	10.9	
Schools	Bay Elementary	1.3
	Emerald Coast Middle	2.1
	Dune Lakes Elementary	4.7
	South Walton High School	5.3
Parks	Point Washington State Park	.1
	Eden Garden State Park	1.2
	Cerulean Park	4.5
	Grayton Beach State Park	5.2
	Topsail Hill State Park	10.5
Medical	Ascension Sacred	12
	Heart Hospital	
	Coastal Pediatric Group	12
Golf	Santa Rosa Golf Club	9.4
Other Points of Interest	Point Washington Boat Launch	.1
	30A Airboat Adventures	.1
	Grayton Beach	5.3
	Baytowne Wharf	13.6
	Seaside (Truman show filmed)	6.3
	Rosemary Beach	11.2
	Gulf Place	9.1
	Destin	34.6
	Sandestin	12.6
	Panama City Beach	24.7
	Pier Park	29.7





# Community Map

A community pond and luscious landscapes contribute to the neighborhood's appeal, creating a serene and cohesive coastal atmosphere.





# Community Amenities



## Covered Patio

Experience outdoor living with your own private covered patio with views of The Shoal's lush green spaces.



## Community Pond

Take a stroll around the serene pond and enjoy all that nature has to offer.



## Beach Access Within Minutes

Visit over 12 beach communities along Scenic Highway 30A when you live at The Shoal.



# Design Features & Finishes

## Coastal Living With a Refined Touch

Designed to nurture a serene bayside lifestyle, The Shoal presents 30 residences inspired by the charm of fishing villages along the Gulf. The chosen color and material options evoke a classic coastal style, creating an ambiance of effortless enjoyment.

With floor plans offering extra bedrooms, flexible spaces, and versatile loft configurations, you'll discover the ideal home tailored to meet your family's needs. Residents of The Shoal can relish in a spacious retreat from the daily hustle and bustle, fostering a connection to nature for endless moments of relaxation and comfort.

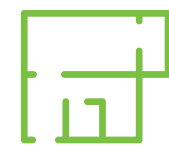
## Community Key Features



3-5 bedrooms



3-4.5 baths



2,500 - 3,100+ SF floorplans



2-car garages



2-stories

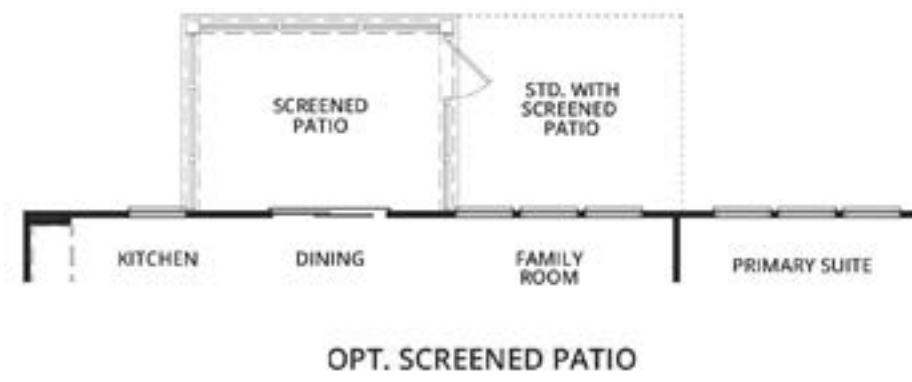


Covered patio





# Trenton



## Floor Plan



5 bedrooms



4.5 baths



2,963 - 3,103 sqft



Covered patio



2-stories

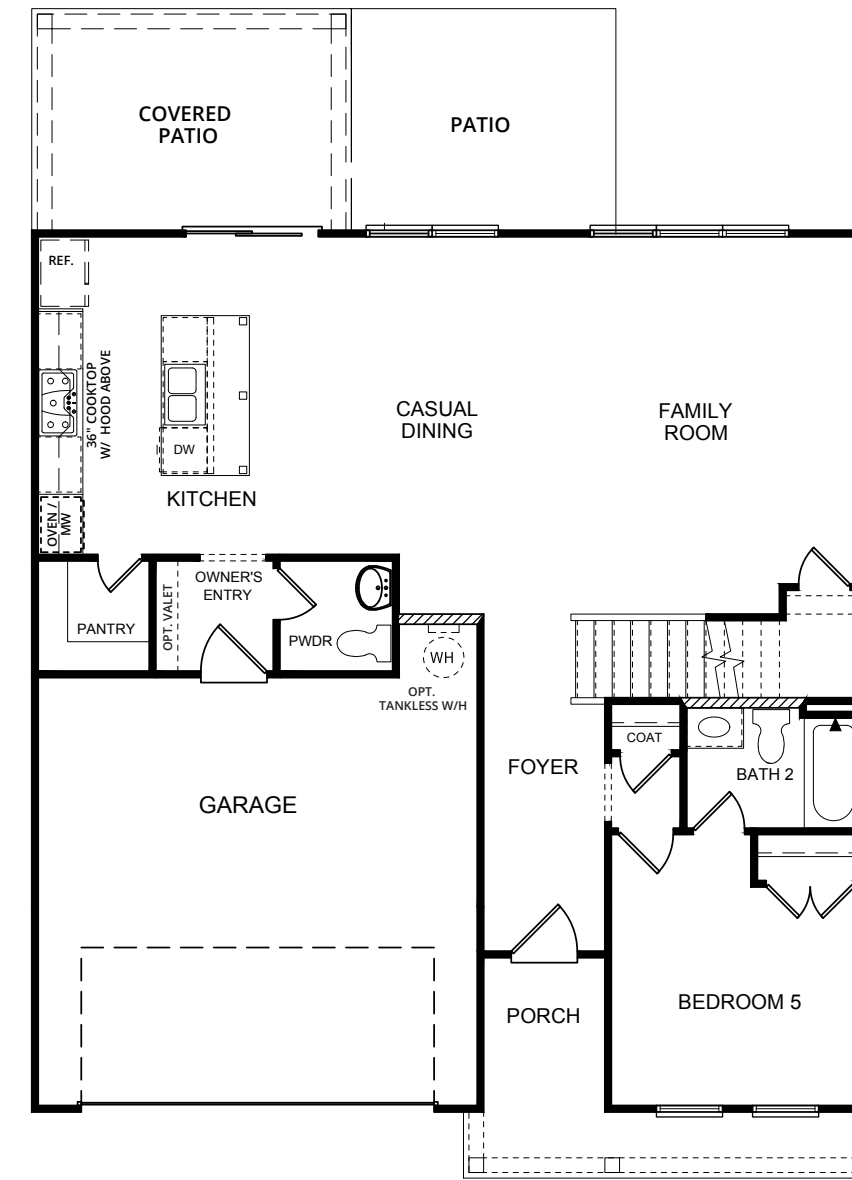


2-car garages

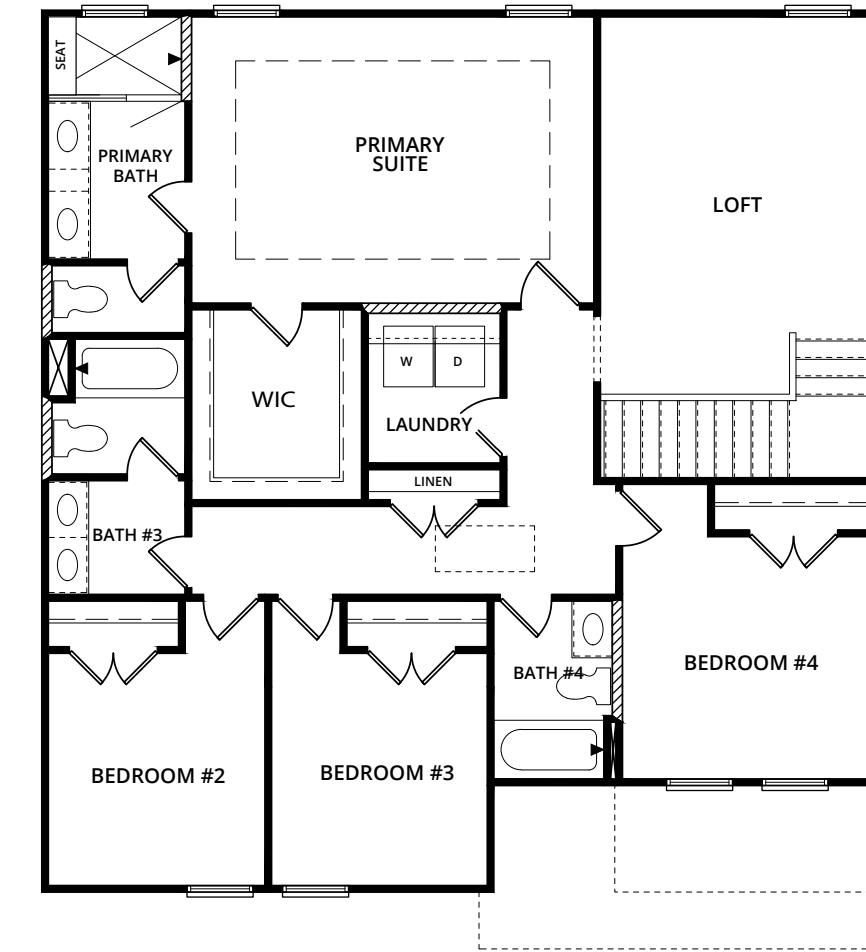




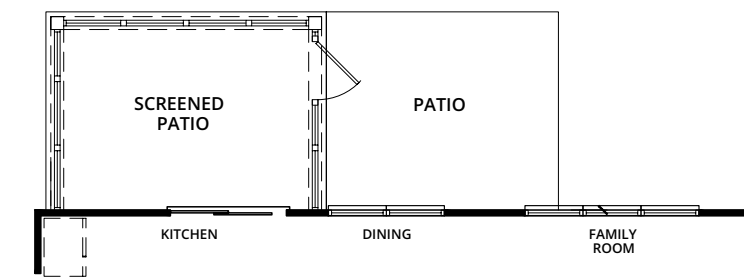
# Chopin



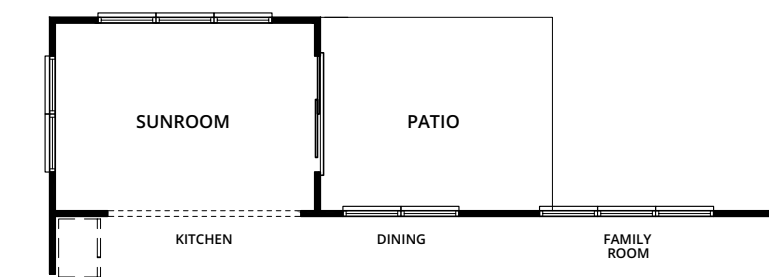
FIRST FLOOR



SECOND FLOOR

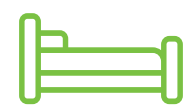


OPT. SCREENED PATIO



OPT. SUNROOM

## Floor Plan



5 bedrooms



4.5 baths



2,508 - 2,672 sqft



Covered patio



2-stories

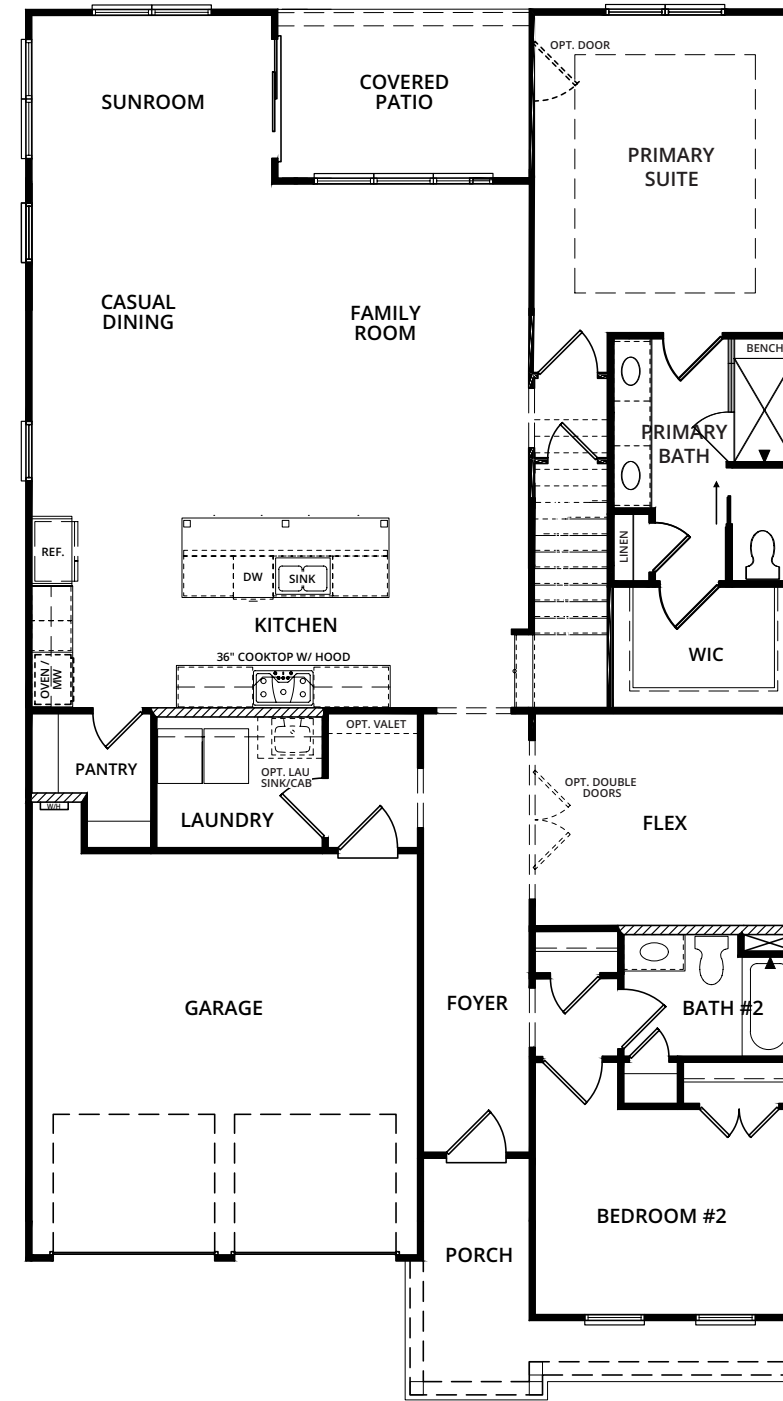


2-car garages

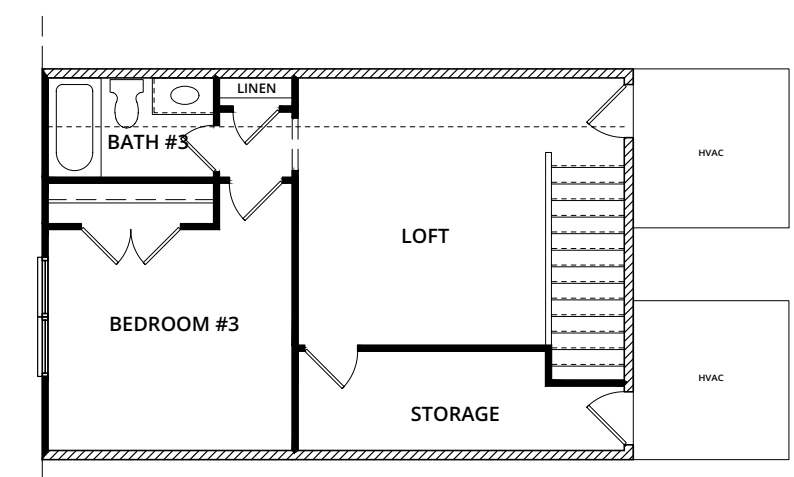




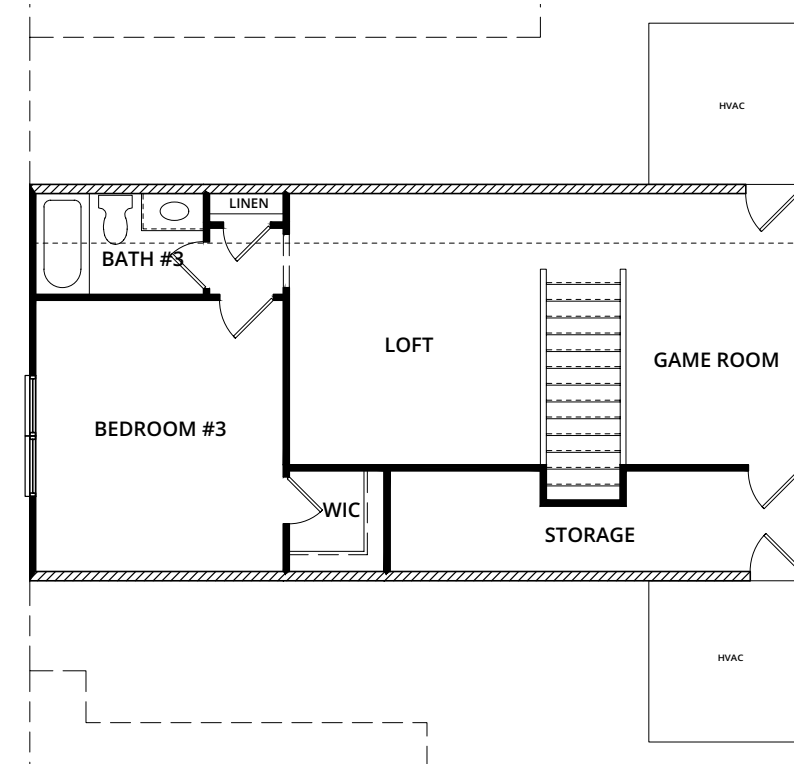
# Venice



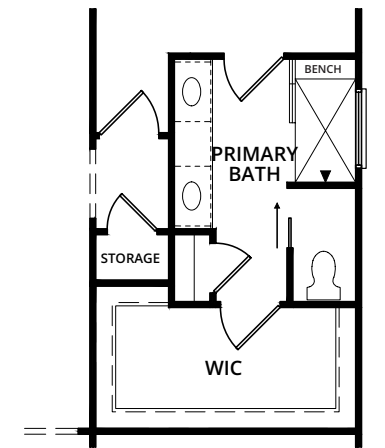
FIRST FLOOR



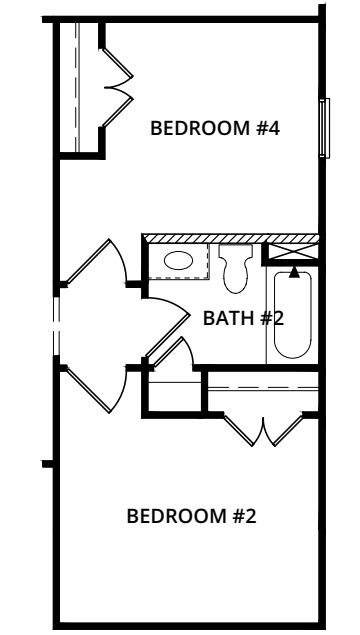
SECOND FLOOR



OPT. GAME ROOM

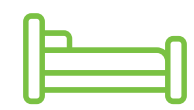


OPT. ROLL IN SHOWER



OPT. 4TH BEDROOM

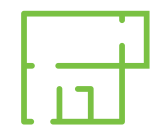
## Floor Plan



3-4 bedrooms



3 baths



2,613 - 2,805 sqft



Covered patio



2-stories



2-car garages





# Standard Features & Finishes

## Uncompromising Exterior Quality

- Fiber cement siding and trim\*
- Black vinyl impact-resistant windows and front doors with glass accent\*
- Garage doors with remote openers
- Exterior electrical outlets and two hose bibs (front and back)
- Secure deadbolt locks on all exterior doors, keyless deadbolt on front door
- Standing seam metal roof

## Exceptional Interior Finishes

- Venice – 10' main floor with 8' doors and 8' upper floor with 6'8" doors
- Trenton and Chopin - 10' main floor with 8' doors and 9' upper floor with 8' doors
- Ceiling fans included in living room and owner's suite, pre-wire and bracing for ceiling fans in all secondary bedrooms
- CAT-5e and cable outlet in family room and all bedrooms with dual USB outlet in kitchen
- 2 panel interior doors on all levels
- 1x6 base moulding on all levels and 1x4 cased window openings on all levels
- Powder room with square frameless mirror, pedestal sink, and chrome plumbing fixture with 8' centerset\*
- LVP flooring in all locations, excluding bathrooms and laundry
- LVP stair treads with metal balusters (where applicable)

## Gourmet Kitchen

- 42" stained maple cabinetry with crown molding, soft-close drawers and doors, quartz countertops with under-mount stainless steel sink
- KitchenAid® stainless steel gas appliance package with 30" range and undercounter microwave
- 1/3 HP garbage disposal
- Spot resist stainless one handle pulldown faucet

## Luxury Owner's Suite

- Raised height maple vanity with soft close drawers and doors
- Quartz countertop with rectangle undermount sinks, full width mirror and 8" faucet spreads
- Semi-frameless shower enclosure
- Chrome plumbing fixtures
- Ceramic tile on floor, shower wall, shower floor, and shower niche\*
- Spacious walk-in closet with ventilated shelving

## Secondary Bathrooms

- Raised height maple vanity with soft close doors and drawers\*
- Quartz vanity top with rectangle under-mount sinks and 8" faucet spread
- Chrome plumbing fixtures
- Ceramic tile floor
- Steel tub with ceramic tile surround

## Other Features

- Level 4 drywall finish
- LED flush mount lighting
- Smoke and CO2 detectors
- Engineered roof and floor system and engineered beams and headers\*
- Ceramic tile floor in laundry room
- 1 year termite bond
- Tankless water heater
- 15 SEER AC and heat pump with digital thermostats

## Customer Assurance

- Construction Kick Off Meeting
- Pre-Drywall Walk\*\*
- Weekly communication with New Home Consultant and Project Manager
- Onsite blower door and duct testing for increased energy efficiency
- Welcome Walk and Final Walk & Warranty Review
- 1 year limited builders warranty
- 10 year limited structural warranty

\*PER PLAN FEATURES ARE SUBJECT TO CHANGE  
AT ANY TIME AND WITHOUT NOTICE  
UPDATED 2/8/2024







Email: [info@brockbuilt.com](mailto:info@brockbuilt.com)

Phone: 850-353-9091

## Interested in learning more?

**Get in touch with our team.**

Our team is here to assist you on your home buying journey. After nearly four decades of experience building new construction homes, we're confident in our ability to deliver high-quality service for our homebuyers.

Our team is committed to the Brock Built promise—to help cultivate a sense of belonging, in desirable, convenient communities, with personalized finishing touches and innovation in our materials and craftsmanship. To prove it, every home we build comes with a [one-year Limited Warranty](#) and multiple touchpoints throughout the home building process.

[SEND US A MESSAGE](#)

Be sure to follow for more.

