

\$2,650,000 - 180 Grand Flora Way, Santa Rosa Beach

MLS® #946089

\$2,650,000

5 Bedroom, 4.00 Bathroom, 3,657 sqft
Detached Single Family on 0.90 Acres

BOTANY BAYOU, Santa Rosa Beach, FL

Introducing 180 Grand Flora Way, a brand new waterfront residence in the prestigious Botany Bay Subdivision of Santa Rosa Beach, Florida. The 5-bedroom home offers 3,657sf of living with over 5000sf under roof including the garage and the outdoor patio area. Inside the gates of Botany Bayou you'll find a mature neighborhood of local renown with majestic oaks lingering endlessly. Upon arrival step through the custom Mahogany French doors adorned with brass Emtek handle set and be greeted by the warm glow of a gas lantern, a preview of the elegance that lies within. As you enter, you'll be embraced by the timeless beauty of engineered hardwood flooring that stretches throughout the home, creating a seamless flow from room to room. The foyer beckons with continuous vertical shiplap that extends floor to ceiling, setting the tone for the exquisite craftsmanship found throughout.

The master suite exudes luxury with marble mosaic floors and dolomite shower walls. A custom double vanity and storage towers provide convenience and style, topped with a marble counter. Kohler plumbing fixtures, including digitally controlled shower heads, a rainhead, and handheld in the walkthrough shower, offer personalized luxury. The custom built-in closet features a marble-topped vanity table. Doors lead outside to the marble-paved porch, where a bronze outdoor shower awaits.

The outdoor patio boasts an inviting



atmosphere for outdoor living. The outdoor kitchen is a culinary paradise with a 32-inch four-burner gas grill, undercounter refrigerator, pull-out trash bin, stainless steel storage drawers, doors, sink, and faucet. A quartz countertop adds elegance. An outlet for a TV, a 48-inch concrete gas firepit, and comprehensive lawn irrigation complete the outdoor oasis.

The office space / bedroom boasts a hidden closet discreetly tucked behind a built-in bookshelf, offering both style and practicality.

The living room is adorned with Visual Comfort brass picture lights, accentuating the custom cast fireplace surround by DreamCast.

The large sliding doors connect the indoors with the outdoors, creating a harmonious blend of spaces.

The heart of the home, the kitchen, is a chef's dream. Painted and white oak custom cabinets provide ample storage, while the 11-foot island becomes a gathering place.

Leathered Taj Mahal Quartzite countertops and backsplash exude luxury, perfectly complemented by brass and seeded glass island pendants. A 48-inch Dacor professional gas range, Dacor panel front freezer and refrigerator, and Bosch panel front dishwasher offer top-tier functionality. The 45-inch undermount workstation sink with a natural stone apron front is both functional and stylish, accompanied by a Newport Brass unlacquered brass faucet.

The butler's pantry is a treasure trove of convenience, featuring floor-to-ceiling custom cabinets, a Dacor dual-temperature wine refrigerator, and panel front KitchenAid icemaker and refrigerator drawers. Brass and

glass pendants by Generation Lighting illuminate LED-lit shelves and glass cabinets.

The laundry room is designed for efficiency with custom cabinets built to accommodate a full-size stacked washer/dryer, a laundry chute from the second floor, a sink, and a Brizo faucet in a LuxSteel finish. Quartz countertops add a touch of modern to this functional space.

The powder bath boasts marble mosaic tiles and a custom reeded floating vanity with a concrete vessel sink and marble countertop.

In the three-car garage, practicality meets luxury with a dog bath, utility sink, and ample space for storage.

Ascend the custom steel handrail by Saltwater Steel in the stairwell, accompanied by custom-built and stained stair treads. A beautiful antique gold chandelier adds a just the right touch to a true staple area within the home.

The landing upstairs provides additional storage in a built-in shelved closet, a laundry chute, and extra unconditioned storage space above the garage.

Guest bathrooms upstairs are adorned with marble mosaic tile floors, custom painted vanities, and lighting by Visual Comfort. Quartz countertops complete the picture of refinement.

Guest bedroom #1 features an ensuite bath with a walk-in shower adorned with glass doors and a spacious custom built-in closet.

Guest bedrooms #2 and #3 share a bath boasting a custom double vanity and a bath tub with glass doors. Built-in closets offer organized storage solutions.

A large upstairs den/media room provides versatile space for relaxation and entertainment.

The new owner of this home will have the opportunity to finish out the dock of their dreams to accommodate watercraft of their liking. A standard dock was previously permitted but the seller has decided to allow the next purchaser to build what they prefer rather than settling for a simple design. Some pilings are already in place and others are already on-site and ready to be placed upon new design and approval.

The landscaping surrounding the residence completes the picture of coastal luxury. Flower beds showcase Eagleston Hollies, Sunshine Ligustrum, Sun Hostas, and Triostar Stromanthe. The bed at the front door features a Loquat tree, Loropetalum, and Agapanthus. The mailbox area is a symphony of Asiatic jasmine vine and Podocarpus, creating a warm welcome for residents and guests alike.

180 Grand Flora Way encapsulates the essence of sophisticated coastal living, inviting you to indulge in a lifestyle of luxury and comfort. Explore this exceptional property in the exclusive Botany Bay Subdivision and experience the epitome of Santa Rosa Beach living.

Built in 2023

Essential Information

MLS® #	946089
Sold Price	\$2,650,000
List Price	\$2,750,000
Bedrooms	5
Bathrooms	4.00

Full Baths	3
Half Baths	1
Square Footage	3,657
Acres	0.90
Year Built	2023
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Contemporary
Status	Sold

Community Information

Address	180 Grand Flora Way
Area	16 - North Santa Rosa Beach
Subdivision	BOTANY BAYOU
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Amenities	Gated Community, Pool
Utilities	Electric, Gas - Natural, Public Sewer, Public Water, TV Cable
Parking Spaces	3
Parking	Garage, See Remarks
# of Garages	3
Is Waterfront	Yes
Waterfront	Bayou
Has Pool	Yes
Pool	Community, Private

Interior

Interior Features	Breakfast Bar, Built-In Bookcases, Floor Hardwood, Kitchen Island, Lighting Recessed, Newly Painted, Pantry, Split Bedroom, Washer/Dryer Hookup, Ceiling Tray/Cofferd
Appliances	Dishwasher, Disposal, Range Hood, Refrigerator, Stove/Oven Gas, Freezer, Ice Machine
Cooling	AC - Central Elect
# of Stories	2

Exterior

Exterior	Roof Metal
Exterior Features	Porch, Sprinkler System, BBQ Pit/Grill, Shower
Lot Description	Covenants, See Remarks, Within 1/2 Mile to Water, Survey Available
Roof	Roof Metal

School Information

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	136
Zoning	Resid Single Family
HOA Fees	400.00
HOA Fees Freq.	Quarterly

Listing Details

Listing Office	Engel & Volkers 30A Beaches
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