

\$6,650,000 - 225 Western Lake Drive, Santa Rosa Beach

MLS® #916879

\$6,650,000

7 Bedroom, 8.00 Bathroom, 5,521 sqft
Detached Single Family on 0.14 Acres

WATERCOLOR, Santa Rosa Beach, FL

Timeless elegance and luxury await inside this magnificent home and carriage house in beloved WaterColor. Cool whites harmonize with driftwood-finished hardwood flooring while artwork reflects the coastal ambiance embodied in each carefully curated space. Hand-picked furnishings and designer finishes create an enviable living space rarely seen outside the pages of glossy home magazines. Designed by Thurber Architecture, the home encourages an indoor-outdoor lifestyle, flowing seamlessly through a wall of fully opening nano doors to the private courtyard and pool. A grand salon is intended for entertaining yet incorporates an intimate sitting area and fireplace. High clerestory windows add natural daylight to this spectacular open living space. Move into the upscale chef's kitchen where quartz countertops, St. Charles cabinetry and professional-grade appliances are complemented by a frosted glass pantry. Pendular lighting elevates casual dining at the breakfast bar to a higher status for serving evening cocktails and canapes. The interior design successfully mixes and mingles antique-style chandeliers and natural elements with modernist stainless steel handrails on the sweeping staircase. An elevator services the three main floors including the decadent master suite on the third floor with its own spa-like master bath. The top floor is a tower room, specially designed for enjoying stunning views at sunset. Created for multiple



generations to share, there's a separate carriage house above the garage for guests to enjoy their own luxurious quarters. A private entrance leads to this delightful pied-à-terre with its own kitchenette, bedroom and full bath. The terrace is a place for relaxing by the pool where azure waters bubble lazily at the foot of a mosaic wall and water cascade. Alternatively, find your own quiet nook on one of the multiple porches spread across all four levels. Beaches, parks and boardwalks are nearby. WaterColor is known for its first-class amenities including a private beach club, Camp WaterColor and gulf-front dining. This pristine home has never been rented out but its location makes it ideal for enticing renters in the high-end rental market. For investors, the property delivers incredible projected income.

Built in 2010

Essential Information

MLS® #	916879
Sold Price	\$6,650,000
List Price	\$6,995,000
Bedrooms	7
Bathrooms	8.00
Full Baths	7
Half Baths	1
Square Footage	5,521
Acres	0.14
Year Built	2010
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Florida Cottage
Status	Sold

Community Information

Address	225 Western Lake Drive
Area	18 - 30A East

Subdivision	WATERCOLOR
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Amenities	Beach, Deed Access, Dock, Fishing, Pets Allowed, Pickle Ball, Playground, Pool, Tennis, TV Cable
Utilities	Community Sewer, Community Water, Electric, Gas - Natural, Phone, Public Sewer, Public Water, TV Cable, Underground
Parking Spaces	2
Parking	Garage, Garage Attached
# of Garages	2
Has Pool	Yes
Pool	Pool - Heated, Pool - In-Ground, Private

Interior

Interior Features	Breakfast Bar, Ceiling Beamed, Elevator, Fireplace, Floor Hardwood, Furnished - All, Guest Quarters, Kitchen Island, Owner's Closet, Pantry
Appliances	Auto Garage Door Opn, Cooktop, Dishwasher, Disposal, Fire Alarm/Sprinkler, Ice Machine, Microwave, Refrigerator W/IceMk, Security System, Smoke Detector
Heating	Heat Cntrl Electric
Cooling	AC - 2 or More, AC - Central Elect, AC - High Efficiency
Fireplace	Yes
Fireplaces	Fireplace
# of Stories	3

Exterior

Exterior	Foundation On Piling, Roof Metal, Siding CmntFbrHrdBrd, Trim Wood
Exterior Features	Balcony, Deck Covered, Deck Open, Fenced Back Yard, Guest Quarters, Pool - Heated, Pool - In-Ground, Sprinkler System
Lot Description	Cleared, Covenants, Interior, Restrictions, Within 1/2 Mile to Water
Windows	Double Pane Windows
Roof	Foundation On Piling, Roof Metal
Foundation	Foundation On Piling

School Information

Elementary	Van R Butler
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Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	520
Zoning	Resid Single Family
HOA Fees	1662.00
HOA Fees Freq.	Quarterly

Listing Details

Listing Office	Scenic Sotheby's International Realty
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