

# \$4,200,000 - 24 Climbing Rose Way, Santa Rosa Beach

MLS® #928535

---

## \$4,200,000

5 Bedroom, 5.00 Bathroom, 4,701 sqft  
Detached Single Family on 0.13 Acres

WATERCOLOR, Santa Rosa Beach, FL

Nestled in the final phase of WaterColor within the sought after Park District, this newly constructed edifice offers the epitome of luxury coastal living. The expertly planned design spanning four distinct levels and over 4,700 square feet was drafted by Archiscapes and executed by the renowned team at Minchew Construction. Bordered by preserve area to the North and pond frontage in the rear the outdoor porch space, totaling over 1,400 square feet, takes full advantage of the prime homesite location. Upon initial approach, the welcoming foyer leads the way to the expansive kitchen and living area adorned with pecky cypress beams and stunning hardwood floors. The gourmet kitchen features custom cabinetry with modern slab fronts, an island with integrated seating, Thermador refrigeration, and AGA range.

Blurring the line between indoors and out, the bi-fold nano doors create an opening that spans the entire living room wall fully leveraging the refreshing summer breeze and views of the pond frontage while also providing direct access to the backyard oasis which encompasses an outdoor kitchen, living area, and private heated pool. A bedroom suite, laundry area, half bathroom, and drive-through garage complete the first level.

The stately staircase and vestibule styled elevator provide access to the upper levels while doubling as a work of art. The main suite



boasts a walk-in wardrobe with dedicated dressing area and sumptuous ensuite with a custom tiled shower, dual vanity, separate water closet, and soaking tub. A secondary living area, two bedroom suites, half bathroom complete with a laundry center, home office, and home gym area are also found on the second floor.

Situated on the third floor, the home theatre was designed with entertaining and family gatherings in mind. The third floor is also home to an additional bedroom suite that could be utilized as a secondary home office if desired. Perched atop the roofline, the window-lined cupola is the perfect place to admire the palette of vibrant colors and majestic glow exuded from the famed Emerald Coast sunsets each and every night.

The short term rental restrictions within the Park District uphold the privacy and exclusivity of the community while creating a compelling opportunity for full time and second home residents alike. WaterColor amenities include a beach club, fitness center, town center, tennis courts, ample walking trails, and close proximity to all of the world-class dining and entertainment venues 30A has to offer.

Inquire today to schedule a private viewing and start envisioning the coastal lifestyle you deserve.

Built in 2023

### **Essential Information**

MLS® #	928535
Sold Price	\$4,200,000
List Price	\$4,295,000
Bedrooms	5
Bathrooms	5.00

Full Baths	5
Square Footage	4,701
Acres	0.13
Year Built	2023
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Sold

### **Community Information**

Address	24 Climbing Rose Way
Area	18 - 30A East
Subdivision	WATERCOLOR
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

### **Amenities**

Amenities	Pets Allowed, Pool, No Short Term Rental
Utilities	Electric, Gas - Natural, Public Sewer, Public Water, Underground
Parking Spaces	1
Parking	Covered, Garage Attached
# of Garages	1
Has Pool	Yes
Pool	Pool - Heated, Pool - In-Ground, Private

### **Interior**

Interior Features	Elevator, Fireplace Gas, Floor Hardwood, Furnished - All, Window Treatmnt None
Appliances	Auto Garage Door Opn, Dishwasher, Fire Alarm/Sprinkler, Microwave, Refrigerator W/IceMk, Smoke Detector, Stove/Oven Gas
Heating	Heat Cntrl Electric
Cooling	AC - 2 or More, AC - Central Elect
Fireplace	Yes
Fireplaces	Fireplace Gas
# of Stories	3

### **Exterior**

Exterior Features Balcony, Fenced Back Yard, Pool - Heated, Pool - In-Ground, Porch, Sprinkler System

### **School Information**

Elementary Dune Lakes  
Middle Emerald Coast  
High Freeport

### **Additional Information**

Days on Website 385  
Zoning Resid Single Family  
HOA Fees 1860.00  
HOA Fees Freq. Quarterly

### **Listing Details**

Listing Office Corcoran Reverie SRB

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, Copyright2024, All rights reserved.

Listing information last updated on August 14th, 2024 at 8:03am CDT