

\$1,800,000 - 44 E Royal Fern Way, Santa Rosa Beach

MLS® #933845

\$1,800,000

3 Bedroom, 4.00 Bathroom, 2,202 sqft
Detached Single Family on 0.00 Acres

WATERCOLOR, Santa Rosa Beach, FL

This stunning turnkey Watercolor home has been meticulously maintained, with lovely furnishings. The 1st floor living area is very spacious and open to the dining and kitchen area. The 1st floor also has a wet bar, laundry room, 1/2 bath, a spacious main bedroom with ensuite, plus 2 screened porches overlooking a park and preserve area. The 2nd floor offers a sitting area, 2 spacious main bedrooms with ensuite, and a front facing outdoor porch. The home has a golf cart garage, outside enclosed shower, and grilling area. Owners and guests of this home get access to all Watercolor amenities. The popular Watercolor Beach Club is a private gulf-front club that features three pools, 3 restaurants, and multiple floors with tons of seating and unobstructed views of the Gulf of Mexico. Watercolor has its own private beach with direct access to the gulf. Camp Watercolor offers a lazy river and 2 additional pools with water slides. The Camp also has a restaurant and bar and overlooks a large green space perfect for playing soccer or other outdoor activities. There are three additional pools throughout the community. Watercolor tennis offers 5 clay tennis courts, 2 pickleball courts, and a pro shop. Tennis and pickleball clinics/lessons are offered daily. Watercolor has a Boathouse located on the rare coastal dune lake, Western Lake. The Boathouse offers workout classes and kayak/paddle board rentals. With over 499 acres, Watercolor is an oasis that is easily navigated by walking,



biking and electric golf carts. The neighborhood is unlike any other community and offers something for everyone!

Built in 2013

Essential Information

MLS® #	933845
Sold Price	\$1,800,000
List Price	\$1,865,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,202
Acres	0.00
Year Built	2013
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Florida Cottage
Status	Sold

Community Information

Address	44 E Royal Fern Way
Area	18 - 30A East
Subdivision	WATERCOLOR
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Amenities	BBQ Pit/Grill, Beach, Fishing, Pickle Ball, Playground, Pool, Short Term Rental - Allowed, Tennis, TV Cable, Waterfront
Utilities	Electric, Gas - Natural, Public Sewer, Public Water, TV Cable, Underground
Parking	Garage Attached
Has Pool	Yes
Pool	Community

Interior

Interior Features	Kitchen Island, Washer/Dryer Hookup, Window Treatment All
Appliances	Cooktop, Dishwasher, Disposal, Dryer, Microwave, Range Hood, Refrigerator, Refrigerator W/IceMk, Smoke Detector, Stove/Oven Gas, Washer
Cooling	AC - 2 or More
# of Stories	2

Exterior

Exterior Features	Porch Screened
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School Information

Elementary	Dune Lakes
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	314
Zoning	Resid Single Family
HOA Fees	1430.00
HOA Fees Freq.	Quarterly

Listing Details

Listing Office	Berkshire Hathaway HomeServices
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