

\$1,250,000 - 96 Grand Flora Way, Santa Rosa Beach

MLS® #933477

\$1,250,000

3 Bedroom, 3.00 Bathroom, 2,590 sqft
Detached Single Family on 0.34 Acres

BOTANY BAYOU, Santa Rosa Beach, FL

96 Grand Flora Way is located in the gated, waterfront community of Botany Bayou. Featuring a spacious Living-Dining-Kitchen area; 3 Bedrooms; 2 1/2 Baths; one level, split floor plan. The gourmet kitchen features Sub-Zero Refrigerator and Wine Refrigerator; Wolf Oven, Wolf Speed Oven and Wolf 6 Burner Stove; Cove Dishwasher; Quartzite countertops; GE Refrigerated Beverage built-in Drawers and Custom designed interior cabinet drawers. West Palm Engineered Hardwood floors in all living areas with tile in the bathrooms. Living Room features remote control Gas Fireplace with Venetian Plaster fireplace surround and Mirrored Door Built-In Cabinets. Large Screened Porch with Commercial Grade Outdoor Kitchen - Naturekast Counters and Cabinets - Lion Grill - Wood Burning Fireplace - Ceiling Fans. Primary Bath includes a Zero Entry Shower with 3 showerheads, leather textured Quartzite countertop and large Closet with auto-entry lights. Floating vanities in both primary and guest bath as well as Shiplap walls in both guest bedrooms. French Doors lead to the Office with 2 pull down desk tops for a clean look. Nice sized Laundry Room with Supplemental water tank for instant hot water throughout the house, plenty of Cabinets, Counter with Utility Sink, Serena & Lily wallpaper and outside entrance. Home Features: Security System - Plantation Shutters - Tankless Water Heater - Whole House Generator - Oversized garage with



Dumbwaiter (250 lb max) leading to 600 sf of storage, drywalled attic - Stairs to attic - Separate 220 outlets for Golf Cart and Refrigerator - Painted Garage floor. Outdoor Area: Putting Green - Water Softener - Well Pump Irrigation - Sprinkler System - 2 Automatic Hose Reels - Gutters/Gutter guards/Rain chains.

This tranquil neighborhood is rental-restricted and the amenities included community pool and a community dock on Hewitt Bayou with direct access to the bay. Enjoy fishing, paddleboarding or boating. Owners can reserve boat or watercraft overnight parking at the dock with HOA approval. Minimum rental period is 6 months. Botany Bayou is in the perfect location close to Sacred Heart Hospital, Grand Boulevard, Sandestin and the finest beaches. Grand Boulevard at Sandestin offers an abundance of options for shopping, dining and entertainment (i.e., Emeril's, Vin'tij, Flemings, Cantina Laredo, Craft Bar, Grimaldi's, Wine Bar as well as a Starbucks, the AMC movie theater, Publix, Lululemon and Pottery Barn).

Call/Text today to set up your private showing. All information is deemed reliable but should be verified by the buyer or buyer's agent.

Built in 2021

Essential Information

MLS® #	933477
Sold Price	\$1,250,000
List Price	\$1,269,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,590

Acres	0.34
Year Built	2021
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Craftsman Style
Status	Sold

Community Information

Address	96 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	Dock, Fishing, Gated Community, Minimum Rental Prd, Pets Allowed, Pool, No Short Term Rental, Waterfront
Utilities	Electric, Gas - Natural, Phone, Private Well, Public Sewer, Public Water, TV Cable
Parking Spaces	2
Parking	Garage Attached, Oversized
# of Garages	2
Has Pool	Yes
Pool	Community

Interior

Interior Features	Built-In Bookcases, Fireplace Gas, Floor Hardwood, Floor Tile, Furnished - None, Kitchen Island, Lighting Recessed, Pantry, Pull Down Stairs, Split Bedroom, Washer/Dryer Hookup
Appliances	Auto Garage Door Opn, Dishwasher, Disposal, Microwave, Refrigerator, Refrigerator W/IceMk, Security System, Smoke Detector, Stove/Oven Gas, Wine Refrigerator
Heating	Heat Cntrl Electric
Cooling	AC - Central Elect, Water Heater - Two +
Fireplace	Yes
Fireplaces	Fireplace Gas
# of Stories	1

Exterior

Exterior	Brick, Roof Metal, Siding CmntFbrHrdBrd, Slab
Exterior Features	BBQ Pit/Grill, Fireplace, Lawn Pump, Porch Screened, Rain Gutter, Sprinkler System
Lot Description	Covenants, Level, Restrictions, Survey Available, Within 1/2 Mile to Water
Roof	Roof Metal
Foundation	Slab

School Information

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	320
Zoning	Resid Single Family
HOA Fees	400.00
HOA Fees Freq.	Quarterly

Listing Details

Listing Office	Ocean Reef Realty Inc
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