

\$1,949,000 - 103 E Summersweet Ln, SANTA ROSA BEACH

MLS® #953067

\$1,949,000

3 Bedroom, 4.00 Bathroom, 2,272 sqft
Detached Single Family on 0.07 Acres

WATERCOLOR, SANTA ROSA BEACH, FL

This upscale cottage-style residence, crafted by Huff Homes, presents a rare opportunity to own a single-family home in the coveted Watercolor community for under \$2,000,000. Located mere moments from the world-famous Scenic Highway 30A, and tucked away on a tranquil dead end street, this home is primely positioned directly across the street from the Dragonfly pool and adjacent to one of the neighborhood's several charming pocket parks and green spaces. This coastal-curated home, sold fully-furnished and boasting a strong rental history, would make an excellent second home or vacation rental. The property has room to accommodate 10 people comfortably and features 3 bedrooms, 4 bathrooms, and a versatile bunk room or office space. Each bedroom includes its own ensuite bathroom that comes well-appointed with granite or marble countertops. The main level incorporates an open-concept kitchen, dining, and living space that is perfect for hosting family gatherings. Wide plank pine flooring flows beautifully throughout the home. The kitchen features subway tile backsplash, stainless steel GE appliances, a gas range, and breakfast bar. A screened porch off the main living area provides direct access to the well-manicured walking paths lined with lush greenery that wind throughout the private community. The large one-car garage has ample room to store bikes, overflow beach gear, or a golf cart. An outdoor shower allows for easy clean up as you return from a day at



the beach. The master bedroom is located on the second level, and offers marble-clad dual vanities and shower, as well as a private, oversized balcony shaded by mature Magnolia and Pine trees-the ideal spot for morning coffee, as you relax and take in the serene surroundings. This level also includes two generously proportioned guest bedrooms both with sizable walk-in closets.

Watercolor is 30A's largest master-planned community, and owners have access to all of its world-class amenities, including the Watercolor Beach Club complete with three gulf front pools, cabanas, tiki bar, and dining options, a waterpark for young kids at Camp Watercolor, direct access to Western Lake for kayaking and paddle boarding, numerous parks throughout the community that feature tranquil fountains and curated landscaping, extensive walking and biking paths that stretch across the expansive 499-acre property, and plenty of shopping and dining options.

Additionally, the home is conveniently located near Publix, Surfing Deer, and Seagrove Village Market, and is less than 1.3 miles from Seaside, FL, the epicenter of 30A, where one can enjoy all the family fun activities 30A has become so well known for.

Built in 2010

Essential Information

MLS® #	953067
Price	\$1,949,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,272
Acres	0.07

Year Built	2010
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Active

Community Information

Address	103 E Summersweet Ln
Area	30A East
Subdivision	WATERCOLOR
City	SANTA ROSA BEACH
County	WALTON
State	FL
Zip Code	32459

Amenities

Amenities	Fishing, Pavillion/Gazebo, Pets Allowed, Pickle Ball, Picnic Area, Playground, Pool, Short Term Rental - Allowed, Tennis, TV Cable Available, Deed Access, Dock, Game Room
Utilities	Electric Available, Gas - Natural, Public Sewer Available, Public Water Available, TV Cable Available, Tap Fee Paid
Parking Spaces	1
Parking	Garage
# of Garages	1
Has Pool	Yes
Pool	Community

Interior

Interior Features	Floor Hardwood, Floor Tile, Furnished - All, Kitchen Island, Lighting Recessed, Owner's Closet, Pantry, Shelving, Washer/Dryer Hookup, Window Treatment All, Breakfast Bar, Ceiling Crwn Molding, Ceiling Raised, Hallway Bunk Beds
Appliances	Auto Garage Door Opn, Dishwasher, Disposal, Dryer, Freezer, Microwave, Range Hood, Refrigerator, Refrigerator W/Ice Maker, Smoke Detector, Stove/Oven Gas, Washer, Intercom
Heating	Heat: Central Electric
Cooling	A/C: Central Electric, A/C: High Efficiency, Ceiling Fans
# of Stories	2

Exterior

Exterior	Roof Metal, Roof Pitched, Siding CmntFbrHrdBrd, Foundation Slab On Grade
Exterior Features	Balcony, Porch Screened, Shower, Sprinkler System
Lot Description	Sidewalk, Within 1/2 Mile Of Water, Dead End, Survey Available
Windows	Double Paned Windows
Roof	Roof Metal, Roof Pitched
Foundation	Foundation Slab On Grade

School Information

Elementary	Bay
Middle	EMERALD COAST
High	SOUTH WALTON

Additional Information

Zoning	Residential Single Family
HOA Fees	1460.00
HOA Fees Freq.	Quarterly

Listing Details

Listing Office	Compass
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