

\$1,995,000 - 109 W Nursery Rd, SANTA ROSA BEACH

MLS® #954443

\$1,995,000

4 Bedroom, 5.00 Bathroom, 3,128 sqft
Detached Single Family on 0.52 Acres

Santa Rosa, SANTA ROSA BEACH, FL

Backing onto the bayou, this new construction home offers a dream lifestyle for boaters with direct access to Choctawhatchee Bay. Occupying a generous half-acre lot, this three-story home is surrounded by nature and includes a brand-new dock and boat lift. A sweeping driveway leads to covered parking and a storage area for vehicles and watercraft. Steps lead up to elevated first-floor living with stunning views through a plethora of windows and doors. Covered balconies to the front and rear provide outdoor spaces for relaxing and enjoying the idyllic surroundings. Imagine living and entertaining in the huge family room with attractive hardwood flooring and designer-curated lighting. An oversized island with ample space for casual dining defines the gourmet kitchen area. Features include quartz countertops, pendular lighting and textured tiles on the backsplash. New appliances include a six-burner gas stove with a hood in light wood. French doors open onto a large balcony for alfresco dining and sunsets over the bay. The luxurious master bedroom has waterfront views. It has a magnificent master bathroom, which boasts a free-standing garden tub with stunning bayou views. An oversized bonus/game room completes the main level. Head upstairs to the top floor, where the open landing could be used as a second sitting area, home office or media space. Three well-proportioned bedrooms each have sleek private bathrooms and access to balconies. Close to 30A, this



waterfront home is deceptively close to high-end dining, shopping, beautiful white beaches, schools and local amenities. It offers an exceptional lifestyle for boaters and those who appreciate the serenity of living on the bayou.

Built in 2024

Essential Information

MLS® #	954443
Price	\$1,995,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,128
Acres	0.52
Year Built	2024
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Craftsman Style
Status	Active

Community Information

Address	109 W Nursery Rd
Area	North Santa Rosa Beach
Subdivision	Santa Rosa
City	SANTA ROSA BEACH
County	WALTON
State	FL
Zip Code	32459

Amenities

Utilities	Electric Available, Public Sewer Available, Public Water Available, Gas - Propane, Private Well, Tap Fee Paid
Parking	Boat, Oversized, See Remarks, Covered
Is Waterfront	Yes
Waterfront	BAY, Bayou, Shore: Natural

Water View BAY, Bayou
Pool Community, Private

Interior

Interior Features Breakfast Bar, Ceiling Crwn Molding, Floor Hardwood, Floor Tile, Furnished - None, Lighting Recessed, Pantry, Shelving, Washer/Dryer Hookup
Appliances Dishwasher, Microwave, Range Hood, Refrigerator W/Ice Maker, Smoke Detector, Stove/Oven Gas, Warranty Provided
Cooling A/C: Two Or More, A/C: Central Electric, Ceiling Fans
of Stories 3

Exterior

Exterior Foundation On Pilings, Roof Metal, Siding CmntFbrHrdBrd
Exterior Features Balcony, Lawn Pump, Porch Covered, Sprinkler System, Boat Slip, Boatlift, Dock
Lot Description Level, Survey Available, Within 1/2 Mile Of Water
Roof Foundation On Pilings, Roof Metal
Foundation Foundation On Pilings

School Information

Elementary VAN R. BUTLER
Middle EMERALD COAST
High SOUTH WALTON

Additional Information

Zoning Residential Single Family
HOA Fees 0.00

Listing Details

Listing Office Scenic Sotheby's International Realty

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