

# \$1,275,000 - 115 W Lamb Dr, SANTA ROSA BEACH

MLS® #948833

## \$1,275,000

4 Bedroom, 5.00 Bathroom, 2,881 sqft  
Detached Single Family on 0.25 Acres

Old Marsh Cove, SANTA ROSA BEACH, FL

Located in the quiet subdivision of Old Marsh Cove and nestled at the back of a cul-de-sac, this well cared for home is a must see! Built by Carrot Top Development in 2020 and has 2881 square feet, 4 bedrooms, 3 full baths, 2 half baths (one is out by the pool), a 3-car garage, driveway parking for 4 more cars, extra fenced in paved parking and a private heated pool! On the first level you will find the main living area, kitchen, dining room, large laundry room, powder room, a screened in porch with gas for your grill and access to the pool. The beautiful kitchen has a large quartz island, Kitchen-Aid appliances, a gas cooktop, and a walk-in pantry with built in shelving. The dining room has large windows to let in the sunlight! The master bedroom has a large walk-in closet, a sitting room that could also be an office, tray ceilings and access out to the pool deck! The guest suite is upstairs with another living space, a reading nook, a large bedroom, and a full bathroom with a glass shower so your guests can have their own private space! The three-car garage is a dream! Beautiful polyurethane epoxy flooring, high ceilings, wall organizers, is heated and cooled, has built in storage closets and Lift Master locks for the garage doors! Some of the other special features of this home are the \$30,000 worth of solar panels, separate outside pool bath, epoxy on front and back porches, beautifully landscaped yard, extended fencing and gate, Wi-Fi and rust storage tank for sprinkler system, security



system with cameras and a large quarter acre lot. Low HOA fees include a private gated dock access to put your canoe or kayak into Mack Bayou for access to the bay! Close to Grand Boulevard with shopping, dining, and entertainment, Ascension Hospital, and the Beaches of South Walton!

Built in 2020

### **Essential Information**

MLS® #	948833
Price	\$1,275,000
Bedrooms	4
Bathrooms	5.00
Full Baths	3
Half Baths	2
Square Footage	2,881
Acres	0.25
Year Built	2020
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Active

### **Community Information**

Address	115 W Lamb Dr
Area	North Santa Rosa Beach
Subdivision	Old Marsh Cove
City	SANTA ROSA BEACH
County	WALTON
State	FL
Zip Code	32459

### **Amenities**

Amenities	Pets Allowed, Dock, Fishing, Waterfront
Utilities	Public Water Available, Gas - Natural, Public Sewer Available, TV Cable Available
Parking Spaces	3

Parking	Garage: Attached, Golf Cart: Covered, Guest, Other, Oversized
# of Garages	3
Has Pool	Yes
Pool	Private, Pool - Heated, Pool - In-Ground, Community

### Interior

Interior Features	Floor Tile, Washer/Dryer Hookup, Window Treatment All, Ceiling Crwn Molding, Ceiling Raised, Ceiling Tray/Cofferd, Furnished - None, Guest Quarters, Kitchen Island, Pantry, Split Bedroom
Appliances	Auto Garage Door Opn, Cooktop, Dishwasher, Disposal, Microwave, Refrigerator W/Ice Maker, Stove/Oven Electric, Stove/Oven Gas
Cooling	A/C: Two Or More, Ceiling Fans
# of Stories	2

### Exterior

Exterior	Roof Dimensional Shingle, Roof Solar Energy, Trim Wood, Siding CmntFbrHrdBrd
Exterior Features	Fenced Back Yard, Patio Covered, Patio Open, Sprinkler System, Fenced Lot-Part, Fenced Privacy, Lawn Pump, Pool - Heated, Pool - In-Ground, Porch Screened, Shower
Lot Description	Within 1/2 Mile Of Water, Covenants, Cul-De-Sac, Dead End, Restrictions
Roof	Roof Dimensional Shingle, Roof Solar Energy

### School Information

Elementary	VAN R. BUTLER
Middle	EMERALD COAST
High	SOUTH WALTON

### Additional Information

Zoning	Residential Single Family
HOA Fees	175.00
HOA Fees Freq.	Quarterly

### Listing Details

Listing Office	Scenic Sotheby's International Realty
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