

# \$15,900,000 - 118 S Shingle Ln, WATERSOUND

MLS® #957104

## \$15,900,000

6 Bedroom, 9.00 Bathroom, 6,173 sqft  
Detached Single Family on 0.16 Acres

### WATERSOUND BEACH, WATERSOUND, FL

Nestled along the pristine shores of the premier WaterSound Beach community, this one-of-a-kind GULF FRONT haven presents the epitome of coastal elegance. A four-bedroom primary home and a two-bedroom guest house encompass nearly 6,200 square feet of impeccably designed interior spaces while a spacious outdoor courtyard offers a private pool, spa, and lounge area with firepit. From the moment you enter the residence, the meticulous quality of construction is apparent with luxurious finishes throughout including Venetian plaster walls, pecky cypress cabinetry and walls, custom millwork, beamed ceilings, brick accent walls, custom tiled bathrooms, hidden closets and so much more. The first level of the home offers the ultimate gathering space with a secondary living room with multiple seating areas, a gorgeous pecky cypress bar with Asko dishwasher, icemaker, and a Sub-Zero miniature refrigerator. There are also a guest suite with ensuite bathroom and a bunk room with four built-in bunks and an ensuite bathroom. Open and screened porches provide additional spaces to enjoy on the first floor.

Ascend to the second level via the custom staircase or elevator for added convenience. This grand space encompasses the primary living spaces with a gourmet kitchen, wine room, living room, dining room, and a spacious covered porch with summer kitchen and



fireplace. Highlights of the kitchen include marble counters, custom cabinetry, a Cove dishwasher, Wolf gas range with hood, and Sub-Zero refrigerator and freezer while the wine room offers built-in storage, a Sub-Zero wine fridge, beverage center and icemaker. An elegant guest suite with ensuite bathroom is also located on the second floor plus a powder room. Connected to the main house via a unique glass catwalk is the sizable guest home. It includes a sitting area, two bedrooms and a full bathroom.

On the third level, find the primary suite with spectacular views across the breathtaking natural sand dunes of WaterSound Beach. A separate sitting area, pecky cypress walls, incredible ensuite which includes a television in the mirror, built-in office, morning bar with Sub-Zero wine refrigerator and icemaker, and private porch with gulf views make this a truly luxurious owner's retreat. On the top floor, find the crowned jewel with a cozy sitting area with pecky cypress walls and ceilings and exterior porch all with magnificent Gulf of Mexico views.

Follow a wooden boardwalk winding through picturesque dunescape directly to the beach from this residence. Outstanding community amenities including swimming pools, a puttering park, community green space, and a state-of-the-art fitness center are steps away. This stunning gulf-front home is a masterpiece of design, seamlessly blending modern sophistication with the natural beauty that defines the 30A Gulf Coast and offers a one-of-a-kind opportunity for the most discerning buyers.

Built in 2021

## **Essential Information**

MLS® #	957104
Price	\$15,900,000
Bedrooms	6
Bathrooms	9.00
Full Baths	6
Half Baths	3
Square Footage	6,173
Acres	0.16
Year Built	2021
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Active

### Community Information

Address	118 S Shingle Ln
Area	30A East
Subdivision	WATERSOUND BEACH
City	WATERSOUND
County	WALTON
State	FL
Zip Code	32461

### Amenities

Amenities	Beach, Deed Access, Exercise Room, Pets Allowed, Playground, Pool, Short Term Rental - Allowed, TV Cable Available, Gated Community
Utilities	Electric Available, Gas - Natural
Parking Spaces	2
Parking	Garage, Garage: Detached
# of Garages	2
Water View	GULF
Has Pool	Yes
Pool	Pool - Heated, Pool - In-Ground, Private, Community

### Interior

Interior Features	Breakfast Bar, Ceiling Beamed, Ceiling Crwn Molding, Ceiling Raised, Floor Hardwood, Floor Tile, Furnished - All, Kitchen Island, Lighting Recessed, Pantry, Washer/Dryer Hookup, Window Treatment All, Fireplace, Floor Marble, Guest Quarters, Wallpaper, Wet Bar, Elevator
-------------------	---

Appliances	Dishwasher, Disposal, Dryer, Freezer, Ice Machine, Microwave, Range Hood, Refrigerator, Smoke Detector, Washer, Wine Refrigerator, Fire Alarm/Sprinkler, Security System, Stove/Oven Dual Fuel
Heating	Heat: Central Electric
Cooling	A/C: Two Or More, A/C: Central Electric, Ceiling Fans
Fireplace	Yes
Fireplaces	Fireplace
# of Stories	4

## Exterior

Exterior	Roof Shingle/Shake, Siding Shake, Siding Wood
Exterior Features	BBQ Pit/Grill, Deck Covered, Deck Open, Guest Quarters, Hot Tub, Patio Open, Pool - Heated, Pool - In-Ground, Porch Screened, Shower, Sprinkler System, Fenced Lot-All, Porch Open, Separate Living Area, Fireplace, Summer Kitchen
Lot Description	Covenants, Within 1/2 Mile Of Water, Restrictions
Roof	Roof Shingle/Shake

## School Information

Elementary	Dune Lakes
Middle	EMERALD COAST
High	SOUTH WALTON

## Additional Information

Zoning	Residential Single Family
HOA Fees	1565.00
HOA Fees Freq.	Quarterly

## Listing Details

Listing Office	Berkshire Hathaway HomeServices
----------------	---------------------------------

DISCLAIMER: Information Deemed Reliable but not guaranteed. The information being provided is for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. All listings are provided courtesy of the Emerald Coast Association of Realtors, Copyright 2024, All rights reserved. Vendors Member Number : 28325

Listing information last updated on August 16th, 2024 at 4:30pm CDT