

\$4,999,000 - 152 Climbing Rose Way, SANTA ROSA BEACH

MLS® #946180

\$4,999,000

5 Bedroom, 7.00 Bathroom, 5,440 sqft
Detached Single Family on 0.14 Acres

WATERCOLOR, SANTA ROSA BEACH, FL

Discover unparalleled luxury in Phase V Watercolor which is a pristine new section of Watercolor that's rental restricted to 12 months, providing an enclave of privacy and exclusion while still allowing extraordinary access and positioning to enjoy all of the amenities that Watercolor is so famously known for. Crafted by Chancey Architects and brought to life by the esteemed Minchew Construction team, this expertly designed residence stands as the epitome of architectural excellence. Spanning three meticulously planned levels and boasting over 5,400 square feet, every inch of this home exudes sophistication and charm. Nestled amidst natural beauty, with pristine preserve areas to the North and serene pond frontage to the rear, Park District offers a serene oasis. Step onto the expansive outdoor porch space, stretching over 1,000 square feet, and immerse yourself in the tranquility of its prime homesite location.

Inside, indulge in the exquisite craftsmanship and bespoke details that adorn each room. The first floor welcomes you with a primary bedroom featuring an ensuite bathroom, offering a luxurious retreat for homeowners. Additionally, delight in the presence of a wine room, perfectly situated for entertaining guests or indulging in quiet moments of relaxation.

Ascend to the second floor, where another primary bedroom awaits, complete with an



ensuite bathroom and a balcony overlooking the picturesque surroundings. Two additional bedrooms on this level provide ample space for family or guests, with one boasting a private balcony for added charm.

The third floor unveils a full bathroom, along with a versatile office space and recreational area, providing endless possibilities for relaxation and productivity.

Throughout the entire house, zellige tile adds an artisanal touch, complementing the warmth of reclaimed oak floors that flow effortlessly from room to room. No detail has been spared in creating a space that radiates timeless elegance and comfort.

Venture outside to discover the carriage house, overlooking the massive pool area and lush greenery beyond. This charming structure offers more than just picturesque views; it features a kitchenette and a full bathroom, providing additional convenience and comfort for guests or as a private retreat.

Additionally, Phase V residents enjoy exclusive access to a community pool, enhancing the sense of community and providing yet another opportunity to relax and unwind in this idyllic coastal setting. You also have access to Watercolor's world-class amenities, including a beach club, waterpark, coastal dune lakes, parks, walking and biking paths, as well as shopping and dining options.

Please reach out to us today for the cost-to-own for the property.

Built in 2023

Essential Information

MLS® #

946180

Price	\$4,999,000
Bedrooms	5
Bathrooms	7.00
Full Baths	6
Half Baths	1
Square Footage	5,440
Acres	0.14
Year Built	2023
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Active

Community Information

Address	152 Climbing Rose Way
Area	30A East
Subdivision	WATERCOLOR
City	SANTA ROSA BEACH
County	WALTON
State	FL
Zip Code	32459

Amenities

Amenities	Beach, Fishing, Pickle Ball, Playground, Pool, Tennis, TV Cable Available, BBQ Pit/Grill
Utilities	Gas - Natural, Public Sewer Available, Public Water Available, TV Cable Available, Underground
Parking Spaces	1
Parking	Garage: Detached
# of Garages	1
Is Waterfront	Yes
Waterfront	Lake
Has Pool	Yes
Pool	Private, Pool - In-Ground, Community

Interior

Interior Features	Floor Tile, Lighting Recessed, Pantry, Washer/Dryer Hookup, Woodwork Painted, Built-In Bookcases, Ceiling Vaulted, Fireplace, Fireplace Gas, Floor Hardwood, Furnished - All, Kitchen Island, Shelving, Wallpaper,
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Appliances	Walls Paneled, Walls Wainscoting, Wet Bar, Window Treatmnt Some Auto Garage Door Opn, Dishwasher, Disposal, Dryer, Microwave, Range Hood, Refrigerator, Smoke Detector, Stove/Oven Gas, Washer, Freezer, Ice Machine, Warranty Provided, Stove/Oven Dual Fuel
Heating	Heat: Central Electric, Heat High Efficiency, Heat: Two Or More
Cooling	A/C: Central Electric, Ceiling Fans, A/C: High Efficiency, A/C: Two Or More
Fireplace	Yes
Fireplaces	Fireplace, Fireplace Gas
# of Stories	3

Exterior

Exterior	Siding CmntFbrHrdBrd, Block, Concrete, Foundation Off Grade, Roof Metal, Roof Pitched, Trim Wood
Exterior Features	Balcony, Patio Open, Porch Covered, Porch Open, Rain Gutter, BBQ Pit/Grill, Deck Covered, Deck Open, Fenced Back Yard, Fenced Lot-Part, Pool - In-Ground, Shower, Fireplace, Summer Kitchen
Windows	Double Paned Windows
Roof	Block, Roof Metal, Roof Pitched
Foundation	Foundation Off Grade

School Information

Elementary	Dune Lakes
Middle	EMERALD COAST
High	SOUTH WALTON

Additional Information

Zoning	Residential Single Family
HOA Fees	1602.00
HOA Fees Freq.	Quarterly

Listing Details

Listing Office	Compass
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