

# \$1,875,000 - 160 Grand Flora Way, SANTA ROSA BEACH

MLS® #946428

## \$1,875,000

3 Bedroom, 3.00 Bathroom, 2,769 sqft  
Detached Single Family on 0.83 Acres

BOTANY BAYOU, SANTA ROSA BEACH, FL

This stunning bayou-front residence in secluded Botany Bayou is the waterfront oasis you have been waiting for! Mature live oaks and lush landscaping lead to this impeccably renovated retreat. High end finishes abound in the chef's kitchen, complete with GE Cafe appliances and custom tile work. The open floor plan living space includes a fireplace and views of the bayou. A formal dining room accentuated with architectural ceiling detail is also waterfront and features a pocket office. The waterfront primary bedroom boasts amazing views, a spa-like bathroom and his and hers closets. The incredible boat house boasts power, water and upgraded lift along with a sunning/fishing deck. Upstairs you'll find two additional bedrooms, a custom jack-and-jill bathroom and large laundry room.

Built in 2011

### Essential Information

MLS® #	946428
Price	\$1,875,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,769
Acres	0.83
Year Built	2011



Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Traditional
Status	Active

### **Community Information**

Address	160 Grand Flora Way
Area	North Santa Rosa Beach
Subdivision	BOTANY BAYOU
City	SANTA ROSA BEACH
County	WALTON
State	FL
Zip Code	32459

### **Amenities**

Amenities	Dock, Gated Community, No Rental, No Short Term Rental, Pool
Utilities	Public Sewer Available, Public Water Available, Underground
Parking Spaces	2
Parking	Garage: Attached, Guest, See Remarks
# of Garages	2
Is Waterfront	Yes
Waterfront	Bayou
Water View	Bayou
Has Pool	Yes
Pool	Community, Private

### **Interior**

Interior Features	Breakfast Bar, Ceiling Raised, Fireplace, Furnished - None, Kitchen Island, Washer/Dryer Hookup, Newly Painted
Appliances	Dishwasher, Disposal, Microwave, Oven:Self Cleaning, Refrigerator
Heating	Heat: Central Electric
Cooling	A/C: High Efficiency
Fireplace	Yes
Fireplaces	Fireplace
# of Stories	2

### **Exterior**

Exterior	Roof Metal, Siding Stone, Siding Stucco
Exterior Features	Balcony, Porch Screened, Sprinkler System, Boathouse, Boatlift, Dock

Lot Description Level, Bulkhead/Seawall, Coastal Setback, Covenants, Cul-De-Sac  
Roof Roof Metal

### **School Information**

Elementary VAN R. BUTLER  
Middle EMERALD COAST  
High SOUTH WALTON

### **Additional Information**

Zoning Residential Single Family  
HOA Fees 450.00  
HOA Fees Freq. Quarterly

### **Listing Details**

Listing Office The Premier Property Group Watercolor Office

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