

\$1,897,000 - 176 Ansley Forest Dr, SANTA ROSA BEACH

MLS® #953937

\$1,897,000

3 Bedroom, 2.00 Bathroom, 2,127 sqft
Detached Single Family on 0.43 Acres

ESTUARY S/D, SANTA ROSA BEACH, FL

Resting behind acres of never-to-be-developed state forest awaits an exquisite completely renovated home in an elegant bay-front gated community called The Estuary. 176 Ansley Forest Dr is a totally reimagined one-level, three-bedroom/two-bath residence on a quiet cul de sac across the street from the bay and community dock, where enjoying beautiful sunsets with expansive bay views will become a daily ritual. This quaint ICF-constructed coastal chic gem has been given a complete makeover from head to toe. Featuring a brand-new bright chef's kitchen with gas range, concealed all new state-of-the-art appliances with new custom cabinetry thru out, marble solid surfaces, butler's pantry outfit, entirely revamped bathrooms with contemporary plumbing fixtures, tranquil fresh paint palettenewly discovered designer light fixtures and more, all reflecting the home's bayside vernacular. The master suite is cradled against a whimsical woodland backdrop, making it a cozy retreat. The ensuite features a new his and her custom vanity, a zero-entry marble slab walk-in shower, new plumbing fixtures, and custom-built walk-in closet. The open floor plan creates an effortless flow that beautifully maximizes the use of space, while French doors leading to the exterior porch meld the interior with the simplicity of indoor/outdoor living. The serene screened-in porch is a relaxing, offering enhanced privacy given the conservation easement and is usable



year-round. The backyard comes with a raised bed self-sustaining culinary vegetable and herb garden for true garden to table cheffing. There is a detached wood-paneled two-car garage with covered steps to the main house, to make sure your groceries stay dry, rain or shine. The home's interior boasts Brazilian walnut flooring throughout, a vaulted great room ceiling, and a new venetian plaster mantel surround with a proper wood-burning fireplace. Masterfully crafted 8-foot doors grace the adjacent bedrooms and hallway. The neighborhood is approximately 10.5 feet above sea level, with lush indigenous vegetation exuding nature's inspiration throughout this intimate community of only 39 homesites. Minutes away from the blue-green waters and white sandy beaches of 30-A and Grayton Beach, The Estuary is a treasured haven. Take this rare opportunity to own this stunning home in a peaceful haven of bayside living in the Estuary.

Built in 2011

Essential Information

MLS® #	953937
Price	\$1,897,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,127
Acres	0.43
Year Built	2011
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Contemporary
Status	Active

Community Information

Address 176 Ansley Forest Dr

Area	Point Washington
Subdivision	ESTUARY S/D
City	SANTA ROSA BEACH
County	WALTON
State	FL
Zip Code	32459

Amenities

Amenities	Fishing, Gated Community, No Short Term Rental, Waterfront
Utilities	Electric Available, Public Water Available, Underground, Community Sewer, Gas - Propane, Phone Available, Tap Fee Paid
Parking Spaces	2
Parking	Garage
# of Garages	2
Pool	Community, Private

Interior

Interior Features	Breakfast Bar, Floor Hardwood, Floor Tile, Kitchen Island, Lighting Recessed, Washer/Dryer Hookup, Ceiling Vaulted, Fireplace, Handicap Provisions, Pull Down Stairs, Window Treatmnt Some
Appliances	Cooktop, Dishwasher, Disposal, Dryer, Microwave, Refrigerator W/Ice Maker, Smoke Detector, Stove/Oven Electric, Washer, Auto Garage Door Opn, Oven:Self Cleaning, Range Hood, Refrigerator
Heating	Heat: Central Electric
Cooling	A/C: Central Electric, Ceiling Fans
Fireplace	Yes
Fireplaces	Fireplace
# of Stories	1

Exterior

Exterior	Roof Metal, Siding Stucco, Concrete, Insulated Concrete Forms, Foundation Slab On Grade
Exterior Features	Deck Open, Porch Screened, Satellite Dish, Sprinkler System
Lot Description	Cul-De-Sac, Dead End, Wooded
Windows	Storm Windows, Double Paned Windows
Roof	Roof Metal
Construction	Insulated Concrete Forms
Foundation	Foundation Slab On Grade

School Information

Elementary	Dune Lakes
Middle	EMERALD COAST
High	SOUTH WALTON

Additional Information

Zoning	Residential Single Family
HOA Fees	820.00
HOA Fees Freq.	Quarterly

Listing Details

Listing Office	850 Properties - Santa Rosa Beach
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