

# \$5,200,000 - 176 Magnolia St, SANTA ROSA BEACH

MLS® #956397

## \$5,200,000

5 Bedroom, 6.00 Bathroom, 4,835 sqft  
Detached Single Family on 0.16 Acres

GRAYTON BEACH, SANTA ROSA BEACH, FL

Welcome to Magnolia Manor, a pristine heirloom residence in Grayton Beach, offering unparalleled views of the Gulf of Mexico and the majestic dunes of Grayton Beach State Park. Positioned on one of the highest lots in Grayton, this home is just a short walk from eclectic shops and restaurants, and a brief stroll to the beach, perfect for enjoying stunning summer sunsets. Constructed by Logan & Logan Construction, no detail was overlooked in this smart home. Magnolia Manor features advanced security systems, a smart thermostat, four Navien tankless water heaters, a heated pool, and spa-like outdoor areas ensuring both luxury and convenience. The home boasts custom flooring, millwork, appliances, and decor throughout, emphasizing its high-end standards. Although never rented, rental projections estimate a gross annual income in excess of \$300,000.

The ground floor is designed for seamless indoor-outdoor living, with brick tile floors that withstand sandy scuff marks. An indoor seating area with a large kitchenette can be opened to the outdoors, enhancing the living space. A bedroom suite completes the ground floor, with a custom elevator providing access to the upper floors.

The second floor is dedicated to living space, featuring three bedrooms with custom wood flooring. The primary bedroom is spacious and



bright, with high ceilings and ample windows opening onto a private porch with a sleeping swing. The primary bath is a sanctuary with white marble and a separate soaking tub, perfect for unwinding after a beach day. Two additional large bedrooms, each with en-suite baths, have access to a large second-floor balcony overlooking the pool and state park.

The main living area on the third floor is highlighted by towering ceilings, numerous windows, and a gourmet kitchen equipped with Thermador and Wolf appliances. This floor also includes a fifth bedroom and a small party pantry leading to another expansive balcony with park views. For those seeking even more breathtaking vistas, a spiral staircase leads to a fourth-floor sundeck offering 360-degree views of Grayton Beach.

Magnolia Manor is a luxurious, thoughtfully designed home that maximizes the beauty and convenience of Grayton Beach living. Inquire today to schedule a private viewing and start envisioning the coast lifestyle you deserve.

Built in 2022

### **Essential Information**

MLS® #	956397
Price	\$5,200,000
Bedrooms	5
Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	4,835
Acres	0.16
Year Built	2022
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House

Status Active

### Community Information

Address 176 Magnolia St  
Area 30A West  
Subdivision GRAYTON BEACH  
City SANTA ROSA BEACH  
County WALTON  
State FL  
Zip Code 32459

### Amenities

Utilities Community Sewer, Electric Available, Gas - Natural, Phone Available, Public Water Available, TV Cable Available  
Parking Spaces 2  
Parking Garage: Attached, Other  
# of Garages 2  
Water View GULF, Coastal Dune Lakes  
Has Pool Yes  
Pool Pool - Gunite Concrct, Pool - Heated, Pool - In-Ground, Private, Community

### Interior

Interior Features Breakfast Bar, Ceiling Vaulted, Fireplace, Fireplace Gas, Floor Hardwood, Furnished - None, Kitchen Island, Owner's Closet, Pantry, Plantation Shutters, Washer/Dryer Hookup, Wet Bar, Elevator  
Appliances Auto Garage Door Opn, Cooktop, Dishwasher, Dryer, Ice Machine, Microwave, Range Hood, Refrigerator, Refrigerator W/Ice Maker, Security System, Smoke Detector, Stove/Oven Gas, Washer, Wine Refrigerator, Oven Double  
Heating Heat: Central Electric  
Cooling A/C: Two Or More, A/C: Central Electric  
Fireplace Yes  
Fireplaces Fireplace, Fireplace Gas  
# of Stories 4

### Exterior

Exterior Roof Metal, Siding CmntFbrHrdBrd  
Exterior Features Balcony, BBQ Pit/Grill, Deck Open, Fenced Back Yard, Fenced Lot-All, Fenced Privacy, Hot Tub, Patio Covered, Pool - Gunite Concrct, Pool -

Heated, Pool - In-Ground, Porch Covered, Porch Screened, Shower, Summer Kitchen, Cabana, Deck Covered, Deck Enclosed, Porch Open, Fireplace

Lot Description Level, Within 1/2 Mile Of Water  
Windows Tinted Windows  
Roof Roof Metal

### **School Information**

Elementary Dune Lakes  
Middle Seaside  
High SOUTH WALTON

### **Additional Information**

Zoning Residential Single Family  
HOA Fees 0.00

### **Listing Details**

Listing Office Corcoran Reverie SRB

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