

\$2,270,000 - 185 W Nursery Rd, SANTA ROSA BEACH

MLS® #946230

\$2,270,000

4 Bedroom, 4.00 Bathroom, 3,588 sqft
Detached Single Family on 0.52 Acres

METES & BOUNDS, SANTA ROSA BEACH, FL

Take a slow drive down this quiet street just minutes from 30A's bustle and beaches but worlds away. Perfectly positioned along the water's edge and sitting high above a captivating bayou, you'll find this architecturally significant, modern coastal masterpiece. Every element is visionary yet functional, including fabulous furnishings (most remain). Built in 2022 and improved by the current owner, this home is timeless in detail and rich in amenities. Over 1/2 acre of outdoor space includes a full-sized pool with tanning ledge, highlighted by grass-lined pavers, and surrounded by native landscaping with a clever AstroTurf lined play yard. A private wooden path leads to your private boat slip over deep water and all voyages lead through wispy reeds and romantic marshes to the bay and beyond.

A drive-under garage for two cars plus all your toys includes a pre-engineered elevator shaft, ready for your addition of an elevator should you so choose and a recently added 350 sq ft climate controlled storage! A brand new washer and dryer are conveniently located to easily launder wet towels! The expansive main floor, cable-railed balcony with outdoor kitchen perfectly captures rose-hued skies, bounteous bayou wildlife, and meandering waterways.

A stunning two-story entry way, incorporates the home's signature cable-railed staircase



and an edgy light fixture, hinting at the detail in what's to come. Leading to the open concept living area, you'll pass a newly equipped pantry with custom cabinetry and ice maker, a stylish powder room, and a recently redesigned wine bar with wine cooler and faux brick detail.

From the vast living/dining/kitchen under 14' wood-paneled ceilings, all eyes lead through tall glass-sliders to breathtaking water vistas. Pause, but don't miss the custom kitchen with stylish painted cabinetry, edgy hardware, quartz counters, KitchenAid appliances (including a 5-burner gas stove and double refrigerator drawers), and stylish lighting. The oversized island with seating for 8, invites people to stay awhile. The 8-person dining area occupies its own waterfront perch. The relaxed living area begs for curling up with a good book on a rainy afternoon.

Four bedrooms on the main floor include two guest rooms with their own unique charm, as well as a junior suite with bayou views and an ensuite bath. The main bedroom suite is a retreat unto itself with calming water views under clear blue skies. With coffered ceilings, barn doors, and oversized closet plus a full-sized laundry with washer/dryer/folding, you won't want to leave its comfort. The main bedroom bath is equally impressive with dual floating vanities, marble finishes, dual shower heads, and a deep soaking tub.

On the third floor, it's a party! Time to shoot pool and jam to some tunes, all paths lead upstairs. Equipped with its own wet bar and serviced by a powder room with floating cabinet, it's a celebration room and hideaway all in one.

No HOA adds to the appeal of this unique property. Please verify all information. And

please, call for a private showing!

Built in 2022

Essential Information

MLS® #	946230
Price	\$2,270,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,588
Acres	0.52
Year Built	2022
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Contemporary
Status	Active

Community Information

Address	185 W Nursery Rd
Area	North Santa Rosa Beach
Subdivision	METES & BOUNDS
City	SANTA ROSA BEACH
County	WALTON
State	FL
Zip Code	32459

Amenities

Utilities	Electric Available, Gas - Propane, Phone Available, Public Sewer Available, Public Water Available, TV Cable Available
Parking Spaces	2
Parking	Garage: Attached, Boat, Oversized
# of Garages	2
Is Waterfront	Yes
Waterfront	Bayou, Creek, Shore: Natural
Water View	Bayou, Creek
Has Pool	Yes

Pool Pool - In-Ground, Private, Community

Interior

Interior Features Built-In Bookcases, Ceiling Beamed, Ceiling Crwn Molding, Ceiling Vaulted, Floor Hardwood, Floor Tile, Kitchen Island, Lighting Recessed, Owner's Closet, Pantry, Washer/Dryer Hookup, Wet Bar, Window Treatmnt Some, Ceiling Tray/Cofferd, Furnished - Some, Upgraded Media Wing, Walls Wainscoting, Woodwork Painted

Appliances Auto Garage Door Opn, Dishwasher, Dryer, Ice Machine, Microwave, Oven Double, Oven:Self Cleaning, Range Hood, Refrigerator, Refrigerator W/Ice Maker, Stove/Oven Electric, Stove/Oven Gas, Washer, Wine Refrigerator

Heating Heat: Central Electric

Cooling A/C: Central Electric, Ceiling Fans

of Stories 3

Exterior

Exterior Foundation On Pilings, Roof Metal, Siding CmntFbrHrdBrd, Trim Wood

Exterior Features Balcony, BBQ Pit/Grill, Dock, Fenced Lot-Part, Patio Covered, Patio Open, Pool - In-Ground, Rain Gutter, Summer Kitchen, Boathouse, Workshop

Lot Description Interior, Within 1/2 Mile Of Water, Cleared

Roof Foundation On Pilings, Roof Metal

Foundation Foundation On Pilings

School Information

Elementary VAN R. BUTLER

Middle EMERALD COAST

High SOUTH WALTON

Additional Information

Zoning Residential Single Family

HOA Fees 0.00

Listing Details

Listing Office Keller Williams Realty Destin

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