

# \$2,300,000 - 22 Sextant Ln, SANTA ROSA BEACH

MLS® #942530

## \$2,300,000

4 Bedroom, 5.00 Bathroom, 2,693 sqft  
Detached Single Family on 0.00 Acres

WATERSOUND WEST BEACH, SANTA ROSA BEACH, FL

Located in an exclusive gated community, 22 Sextant Lane offers premier access to the lifestyle and amenities of the Watersound West neighborhood. Backing up to the state park, this property provides an unparalleled approach to the natural resources, sugar white sands and emerald waters of 30A's coastal beaches. Situated alongside the state park and boasting a private beach for the neighborhood residents, the access to the emerald waters is one of the most unique on 30A. The coastal design features an expansive living space that seamlessly connects the kitchen, dining area, and living room. The Chef's kitchen showcases an oversized island and luxury appliances. Step outside and an outdoor living area highlighted by a relaxing screened-in porch. The primary suite,

found on the main level, presents an extravagant bathroom adorned with a double vanity, a custom-tiled shower, complete with a walk-in closet. An office or "bunk room" alongside a full

bath and laundry room completes the main floor. Up the stairs, you will find three additional bedrooms, complete with two full baths as well as an additional sitting area. Hardwood flooring is situated throughout the house which really completes the coastal look of the perfect beach home. Watersound West Beach is located in the highly sought after east end of 30A. Amenities include a large resort pool, walking trails and deeded



beach access.

Built in 2014

### Essential Information

MLS® #	942530
Price	\$2,300,000
Bedrooms	4
Bathrooms	5.00
Full Baths	5
Square Footage	2,693
Acres	0.00
Year Built	2014
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Active

### Community Information

Address	22 Sextant Ln
Area	30A East
Subdivision	WATERSOUND WEST BEACH
City	SANTA ROSA BEACH
County	WALTON
State	FL
Zip Code	32459

### Amenities

Amenities	Beach, Pool
Utilities	Electric Available, Gas - Natural, Public Sewer Available, Public Water Available
Parking Spaces	2
Parking	Garage: Detached
# of Garages	2
Has Pool	Yes
Pool	Community, Private

### Interior

Interior Features	Kitchen Island
Cooling	A/C: High Efficiency, A/C: Two Or More
# of Stories	2

## Exterior

Exterior Features	Fenced Lot-Part, Porch Screened
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## School Information

Elementary	Dune Lakes
Middle	EMERALD COAST
High	SOUTH WALTON

## Additional Information

Zoning	Residential Single Family
HOA Fees	1390.00
HOA Fees Freq.	Quarterly

## Listing Details

Listing Office	Corcoran Reverie SRB
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