

# **\$6,375,000 - 223 Western Lake Dr, SANTA ROSA BEACH**

MLS® #956449

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## **\$6,375,000**

5 Bedroom, 7.00 Bathroom, 4,104 sqft

Detached Single Family on 0.00 Acres

### **WATERCOLOR, SANTA ROSA BEACH, FL**

Located in the most desirable area of WaterColor, this spacious Florida cottage boasts a carriage house, private pool and more than 1,000 square feet of outdoor living space. Designed by Christ and Associates, it has five beds, five full baths, a media room and multiple nooks providing quiet sitting, reading and office areas. A paved path leads to the elegant columned front porch with rear access to paved parking and a two-car garage. Rich hardwood floors grace the family room, with a cozy fireplace, neutral decor and abundant natural light. Beneath the lofty shiplap ceiling, a chandelier is suspended from the white beams, adding a touch of understated elegance. Multiple French doors bring the outdoors inside, with views of the pool and landscaping. The gourmet kitchen continues the classic appeal of this spacious residence with multiple cabinets arranged around a large center island with stool seating. The open concept makes this a natural social hub when entertaining. Gleaming granite countertops and a full range of high-end appliances enhance this well-planned space. A separate dining area is located on one side, and doors open directly onto the pool deck. The covered terrace provides an intimate area for alfresco dining and relaxing. After dark, pool lights create a surreal glow as you relax and stargaze in the enclosed yard. The master suite is a spacious retreat with a walk-in closet and a feature fireplace beneath the soaring ceiling. There's ample space for a sitting area



in the bedroom or out on the full-width porch. The spa-like master bathroom is equally gracious with a free-standing oval tub, granite-topped vanity and a frameless glass shower. Guests and independent family members have their own luxurious accommodations in the separate carriage house. Along with a bedroom and bathroom, it has a full kitchen, sitting area and a peaceful private balcony. Notable enhancements to this luxurious home include custom draperies, a Sonos sound system and three A/C units. Location is paramount, putting you at the heart of WaterColor's premium amenities, including nine pools, multiple pocket parks and miles of walking/bike paths. Town Center shops and the exclusive Beach Club are just a short stroll from the door. Restaurant dining, boutique shopping and local amenities line the nearby 30A highway, making this the perfect home for enjoying the idyllic WaterColor lifestyle.

Built in 2009

**Essential Information**

MLS® #	956449
Price	\$6,375,000
Bedrooms	5
Bathrooms	7.00
Full Baths	6
Half Baths	1
Square Footage	4,104
Acres	0.00
Year Built	2009
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Active

**Community Information**

Address	223 Western Lake Dr
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Area	30A East
Subdivision	WATERCOLOR
City	SANTA ROSA BEACH
County	WALTON
State	FL
Zip Code	32459

### **Amenities**

Amenities	Beach, Deed Access, Dock, Fishing, Pets Allowed, Pickle Ball, Picnic Area, Playground, Pool, Short Term Rental - Allowed, Tennis, TV Cable Available, Waterfront
Utilities	Electric Available, Gas - Natural, Phone Available, Public Sewer Available, Public Water Available, TV Cable Available
Parking Spaces	2
Parking	Garage: Detached
# of Garages	2
Water View	GULF
Has Pool	Yes
Pool	Pool - In-Ground, Private, Community

### **Interior**

Interior Features	Breakfast Bar, Built-In Bookcases, Ceiling Raised, Ceiling Tray/Cofferd, Fireplace, Floor Hardwood, Furnished - All, Kitchen Island, Lighting Recessed, Pantry, Shelving, Washer/Dryer Hookup, Wet Bar, Window Treatment All, Ceiling Beamed
Appliances	Auto Garage Door Opn, Cooktop, Dishwasher, Dryer, Microwave, Range Hood, Refrigerator W/Ice Maker, Smoke Detector, Washer, Wine Refrigerator, Ice Machine
Heating	Heat High Efficiency
Cooling	A/C: High Efficiency
Fireplace	Yes
Fireplaces	Fireplace
# of Stories	2

### **Exterior**

Exterior	Roof Metal, Siding CmntFbrHrdBrd, Trim Wood
Exterior Features	Balcony, Columns, Deck Open, Fenced Back Yard, Pool - In-Ground, Porch Covered, Porch Open, Shower, Guest Quarters
Roof	Roof Metal

### **School Information**

Elementary	VAN R. BUTLER
Middle	EMERALD COAST
High	SOUTH WALTON

**Additional Information**

Zoning	Residential Single Family
HOA Fees	1790.00
HOA Fees Freq.	Quarterly

**Listing Details**

Listing Office	Scenic Sotheby's International Realty
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Listing information last updated on August 8th, 2024 at 1:15pm CDT