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

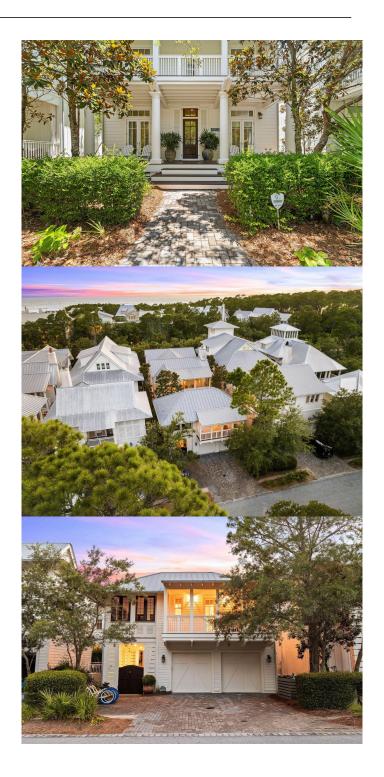
MLS® #956449

\$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

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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