

\$8,300,000 - 231 W Bermuda Dr, SANTA ROSA BEACH

MLS® #955977

\$8,300,000

6 Bedroom, 7.00 Bathroom, 6,645 sqft
Detached Single Family on 0.38 Acres

RETREAT THE, SANTA ROSA BEACH, FL

Palatial in scale and design, this six-bed, six-and-a-half-bath concrete constructed home boasts incredible lake and gulf views. Located in The Retreat, this distinguished home is privately situated behind wooden gates and has two large balconies for enjoying the mesmerizing gulf views. All three floors of luxury living can be accessed by an elevator. A sense of arrival is experienced as one walks from the grand entryway to the great room, passing a formal dining room with a heavy wood-beamed ceiling. A wet bar is perfectly located for serving drinks when entertaining indoors or outside by the pool. Multiple windows look out onto the serene heated pool and terrace with amazing gulf and dune lake views from every angle. Steps add to the changing dynamics of the grand living space with multiple windows framing lake and gulf vistas. The spacious sitting room is carefully arranged around a chateau-sized fireplace with built-in display shelving on either side. French doors provide a seamless flow onto the generous wraparound terrace with a shady pergola for outdoor living. It's a place to linger and savor gentle gulf breezes and panoramic views. The fully equipped outdoor kitchen is perfect for casual dining and entertaining. An open fireplace adds warmth on cooler evenings. The restaurant-worthy chef's kitchen is magnificently appointed with custom cabinets and granite counters. A large island and a butler's pantry with a wine refrigerator provide additional workspace when



entertaining. An impressive Wolf gas stove sits beneath a huge hood in an exquisitely tiled recess. All six bedrooms have their own private baths, featuring custom showers and cabinetry. In the first-floor guest suite, white oak floors resonate with white decor to create a serene ambiance. A sleek private bathroom and an oversized walk-in closet with built-ins complete this beautiful space. The signature staircase is furnished with decorative wrought iron banisters, adding to the timeless styling. A large landing provides an additional sitting area with a TV and wet bar. It's the perfect hub for guests to fix their own breakfast or morning coffee. Lit by a glittering chandelier, the primary bedroom outshines the rest with a fireplace, sitting area and a dressing room with built-ins. It has direct access to a private balcony overlooking the Draper Lake and the Gulf. The spa-like bathroom includes a deep soaking tub, a walk-in shower with a seat and a spacious twin vanity. The third floor is a self-contained den with built-in bunk beds, a wet bar and a sitting area. This exclusive home is completed with a sweeping driveway for parking, a two-car garage and camera security. Located in Blue Mountain Beach, The Retreat is a gated, non-rental community covering 90 acres with just 87 home sites. This exclusive oasis includes areas of conservation and a private white sandy beach on the Gulf of Mexico, with unparalleled amenities, including a newly revamped and private beach club, 1,000 feet of private beach and ongoing dune restoration efforts.

Built in 2007

Essential Information

MLS® #	955977
Price	\$8,300,000
Bedrooms	6

Bathrooms	7.00
Full Baths	6
Half Baths	1
Square Footage	6,645
Acres	0.38
Year Built	2007
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Caribbean
Status	Active

Community Information

Address	231 W Bermuda Dr
Area	30A West
Subdivision	RETREAT THE
City	SANTA ROSA BEACH
County	WALTON
State	FL
Zip Code	32459

Amenities

Amenities	BBQ Pit/Grill, Community Room, Dock, Pool, Beach, Deed Access, Elevators, Gated Community, No Short Term Rental
Utilities	Electric Available, Gas - Natural, Public Sewer Available, Public Water Available, TV Cable Available
Parking Spaces	2
Parking	Garage, Garage: Attached
# of Garages	2
Is Waterfront	Yes
Waterfront	Lake, Coastal Dune Lakes
Water View	Lake, Coastal Dune Lakes
Has Pool	Yes
Pool	Pool - Heated, Pool - In-Ground, Private, Community

Interior

Interior Features	Ceiling Crwn Molding, Ceiling Tray/Cofferd, Floor Tile, Lighting Recessed, Pantry, Ceiling Vaulted, Fireplace 2+, Fireplace Gas, Furnished - Some, Wet Bar, Elevator
Appliances	Dishwasher, Disposal, Freezer, Refrigerator, Central Vacuum, Ice

	Machine, Oven Double, Range Hood, Security System, Stove/Oven Gas, Wine Refrigerator
Cooling	A/C: Two Or More, A/C: Central Electric, A/C: High Efficiency, Water Heater - Two +
Fireplace	Yes
Fireplaces	Fireplace 2+, Fireplace Gas
# of Stories	3

Exterior

Exterior	Block, Concrete, Roof Pitched, Roof Tile/Slate, Siding Stucco
Exterior Features	Balcony, BBQ Pit/Grill, Deck Open, Fenced Back Yard, Patio Covered, Pool - Heated, Pool - In-Ground, Porch Covered, Shower, Boat Launch, Deck Covered, Fenced Lot-Part, Hot Tub, Fireplace
Lot Description	Cul-De-Sac
Windows	Double Paned Windows
Roof	Block, Roof Pitched, Roof Tile/Slate

School Information

Elementary	VAN R. BUTLER
Middle	EMERALD COAST
High	SOUTH WALTON

Additional Information

Zoning	Residential Single Family
HOA Fees	6500.00
HOA Fees Freq.	Annually

Listing Details

Listing Office	Scenic Sotheby's International Realty
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