

\$2,099,000 - 31 Winterberry Cir, SANTA ROSA BEACH

MLS® #956211

\$2,099,000

4 Bedroom, 5.00 Bathroom, 2,174 sqft
Detached Single Family on 0.00 Acres

WATERCOLOR, SANTA ROSA BEACH, FL

Stunning home located in the upscale Watercolor development with updated interiors, desirable location, 4 bedrooms and 5 full baths along with being a very strong vacation rental, makes this an easy decision. Serenity abounds at this park side jewel. The first level features a master bedroom, gourmet kitchen complete with Quartz surfaces and cozy open concept living. The second level contains a second master suite and two additional bedrooms with ensuite bathrooms. A rare wrap around porch alongside Turtle Ridge Park provides an enviable start and finish to your Watercolor experience. Located in the heart of Watercolor, residents enjoy exclusive access to world-class amenities. Owners and renters of this home get access to Watercolor Amenities. The popular Watercolor Beach Club is a gulf-front club that features three pools, 3 restaurants, & multiple floors with tons of seating and unobstructed views of the Gulf of Mexico. Watercolor has its own private beach with direct access to the gulf. Camp Watercolor offers a lazy river and 2 additional pools with waterslides. The Camp also has a restaurant and bar and overlooks a large green space perfect for playing soccer or other outdoor activities. There are three additional pools throughout the community. Watercolor tennis offers 5 clay tennis courts, 2 pickle ball courts, and a pro shop. Tennis and pickle ball clinics/lessons are offered daily. Watercolor has a Boathouse located on the rare coastal dune lake, Western Lake. The Boathouse



offers workout classes and kayak/paddle board rentals.

To schedule a private showing, please reach out today!

Don't miss your chance to own a piece of paradise in Watercolor. Schedule your private tour today and experience coastal living at its finest!

Built in 2007

Essential Information

MLS® #	956211
Price	\$2,099,000
Bedrooms	4
Bathrooms	5.00
Full Baths	5
Square Footage	2,174
Acres	0.00
Year Built	2007
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Active

Community Information

Address	31 Winterberry Cir
Area	30A East
Subdivision	WATERCOLOR
City	SANTA ROSA BEACH
County	WALTON
State	FL
Zip Code	32459

Amenities

Amenities	Dock, Exercise Room, Fishing, Picnic Area, Pool, Tennis, TV Cable Available, Beach, Waterfront, Whirlpool, Pets Allowed
Utilities	Public Sewer Available, Public Water Available, Gas - Natural, Phone

	Available, TV Cable Available
Has Pool	Yes
Pool	Community, Private

Interior

Interior Features	Kitchen Island, Renovated, Washer/Dryer Hookup, Window Treatment All, Floor Hardwood, Furnished - Some
Heating	Heat: Central Electric
Cooling	A/C: Two Or More
# of Stories	2

Exterior

Exterior	Foundation Off Grade, Roof Metal
Lot Description	Covenants, Restrictions
Roof	Roof Metal
Foundation	Foundation Off Grade

School Information

Elementary	Dune Lakes
Middle	EMERALD COAST
High	SOUTH WALTON

Additional Information

Zoning	Residential Single Family
HOA Fees	1590.00
HOA Fees Freq.	Quarterly

Listing Details

Listing Office	Berkshire Hathaway HomeServices
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