

\$4,250,000 - 311 Tyler Dr, SANTA ROSA BEACH

MLS® #929294

\$4,250,000

5 Bedroom, 6.00 Bathroom, 5,090 sqft
Detached Single Family on 0.20 Acres

CHURCHILL OAKS, SANTA ROSA BEACH, FL

Attention boaters! Just completed new construction in the coveted bay front community of Churchill Oaks, this 5 bedroom, 5 1/2 bath masterpiece is a perfect blend of old world charm and contemporary functionality. Artfully conceived by Savoie Architects, and constructed with precision by Grand Bay Construction, this classic yet contemporary home includes high-end finishes and features, including wire-brushed white oak hardwood flooring, designer lighting fixtures, old Chicago brick interior details, and crown molding throughout. The home has plenty of space and is perfect for entertaining inside and out with an open-concept kitchen/ dining/ living area + wet bar and a private courtyard with a pool and summer kitchen. The chef's kitchen includes custom shaker style cabinetry...Refined White marble counter tops, and SubZero and Wolf appliances. Estimated completion August 2023. Boating enthusiasts, a 50' deep-water boat slip in the Churchill Oaks marina is available with this home!

Tucked away amongst native vegetation and the calm waters of Hogtown Bayou, Churchill Oaks offers a lifestyle of elegance and appreciation of nature. Once inside the stately gated entrance, magnificent coastal homes accentuate southern architecture under a canopy of old oak trees. The 40-acre community is comprised of 87 homesites and some of the best amenities in South Walton. The latest amenity to the community is a



deep-water, private marina. The marina project includes 36 private boat slips, paddle board storage decks, a fish cleaning station, shoreline stabilization + more! The Churchill Oaks Clubhouse is an outstanding 8,000 square foot amenity situated on a point on the Bay with stunning views. Three pools, exercise room, outdoor bar, fully equipped media room, commercial grade kitchen, bath and locker rooms, and large gathering spaces are all found at the Clubhouse for owners and their guests to enjoy. * Please verify with listing agent the total New Buyer fees due at closing.

Built in 2023

Essential Information

MLS® #	929294
Price	\$4,250,000
Bedrooms	5
Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	5,090
Acres	0.20
Year Built	2023
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Contemporary
Status	Active

Community Information

Address	311 Tyler Dr
Area	North Santa Rosa Beach
Subdivision	CHURCHILL OAKS
City	SANTA ROSA BEACH
County	WALTON
State	FL
Zip Code	32459

Amenities

Amenities	BBQ Pit/Grill, Exercise Room, Pets Allowed, Picnic Area, Pool, Fishing, Gated Community, Marina, No Short Term Rental, Playground, Waterfront, Whirlpool
Utilities	Electric Available, Public Sewer Available, Public Water Available, Gas - Natural
Parking Spaces	2
Parking	Garage: Attached
# of Garages	2
Is Waterfront	Yes
Waterfront	Lake
Water View	BAY, Lake
Has Pool	Yes
Pool	Private, Pool - In-Ground, Community

Interior

Interior Features	Floor Hardwood, Floor Tile, Kitchen Island, Ceiling Beamed, Ceiling Crwn Molding, Ceiling Vaulted, Fireplace Gas, Floor Marble, Furnished - None, Guest Quarters, Lighting Recessed, Washer/Dryer Hookup, Wet Bar
Appliances	Dishwasher, Microwave, Auto Garage Door Opn, Disposal, Freezer, Ice Machine, Oven Double, Range Hood, Refrigerator, Refrigerator W/Ice Maker, Smoke Detector, Warranty Provided, Wine Refrigerator, Stove/Oven Dual Fuel
Heating	Heat: Central Electric
Cooling	A/C: Central Electric, A/C: Two Or More, Water Heater - Two +
Fireplace	Yes
Fireplaces	Fireplace Gas
# of Stories	3

Exterior

Exterior	Roof Metal, Siding CmntFbrHrdBrd, Frame, Roof Pitched, Siding Brick Front, Trim Wood
Exterior Features	Balcony, Porch Covered, BBQ Pit/Grill, Patio Covered, Patio Open, Pool - In-Ground, Sprinkler System, Fireplace, Summer Kitchen, Rain Gutter
Lot Description	Covenants, Restrictions, Within 1/2 Mile Of Water, Curb & Gutter
Roof	Roof Metal, Roof Pitched
Construction	Frame

School Information

Elementary	VAN R. BUTLER
Middle	EMERALD COAST
High	SOUTH WALTON

Additional Information

Zoning	Residential Single Family
HOA Fees	1200.00
HOA Fees Freq.	Quarterly

Listing Details

Listing Office	Compass
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