

\$3,990,000 - 38 Shingle Ln, INLET BEACH

MLS® #949439

\$3,990,000

5 Bedroom, 6.00 Bathroom, 3,480 sqft
Detached Single Family on 0.00 Acres

WATERSOUND BEACH, INLET BEACH, FL

This magnificent custom-built residence sits within the prestigious Gulf-front enclave of WaterSound, offering unparalleled luxury across four impeccably designed floors. At the pinnacle lies the lookout tower, a serene retreat to savor breathtaking panoramic views of the Gulf during sunset. Ideal for hosting, the home boasts multiple screened porches on each level, seamlessly blending indoor and outdoor living. A refreshing Jacuzzi pool awaits, complemented by a separate carriage house atop a two-car garage. The interior exudes warmth with heart-of-pine flooring and shiplap accents, harmonizing with the natural surroundings. Noteworthy architectural touches include exterior cladding, enhancing the home's distinctive charm. The main floor master suite boasts a generously sized walk-in closet and a lavish ensuite with dual vanities and a tiled shower. A well-appointed rear porch leads to the heated pool, overlooking the tranquil Yacht Pond, with a cozy bunk room also on this level.

Designed for entertaining, the second floor features a spacious family room adorned with floor-to-ceiling windows, a charming fireplace, and French doors opening onto two screened porches. The formal dining area is perfect for hosting gatherings, while the island offers casual dining options. The gourmet kitchen is a culinary haven, equipped with a farmhouse sink, Wolf gas range, and Sub-Zero appliances, including an ice maker. Ascending to the third floor, a loft provides



additional living space with vaulted ceilings and a built-in desk. Accessed via a catwalk, guests will appreciate the private carriage house accommodation, complete with soaring ceilings, a well-appointed kitchen, ensuite bathroom, sun deck, and porch for peaceful moments of reflection.

This exquisite WaterSound residence is ideal for both families and investors alike. The wider community offers exceptional amenities, including a large neighborhood pool, boardwalks for leisurely strolls or bike rides, pocket parks including the popular Puttering Park for golfers to enjoy, a convenient fitness center, and deeded beach access to the pristine shores and crystal-clear waters of the Gulf of Mexico.

While all measurements and fees are deemed accurate, buyers are encouraged to verify independently.

Built in 2009

Essential Information

MLS® #	949439
Price	\$3,990,000
Bedrooms	5
Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	3,480
Acres	0.00
Year Built	2009
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Active

Community Information

Address 38 Shingle Ln
Area 30A East
Subdivision WATERSOUND BEACH
City INLET BEACH
County WALTON
State FL
Zip Code 32461

Amenities

Amenities Beach, Deed Access, Dock, Exercise Room, Fishing, Gated Community, Pavillion/Gazebo, Picnic Area, Playground, Pool, TV Cable Available, Waterfront, Pets Allowed
Utilities Electric Available, Public Sewer Available, Public Water Available, Gas - Natural, Phone Available, TV Cable Available
Parking Spaces 2
Parking Garage: Attached
of Garages 2
Water View GULF
Has Pool Yes
Pool Private, Pool - In-Ground, Community

Interior

Interior Features Ceiling Crwn Molding, Fireplace, Floor Hardwood, Furnished - All, Guest Quarters, Lighting Recessed, Walls Wainscoting, Washer/Dryer Hookup, Window Treatment All, Woodwork Painted
Appliances Dishwasher, Dryer, Microwave, Refrigerator W/Ice Maker, Washer, Freezer, Range Hood, Stove/Oven Gas, Wine Refrigerator
Heating Heat: Central Electric
Cooling A/C: Central Electric, A/C: High Efficiency, A/C: Two Or More, Ceiling Fans
Fireplace Yes
Fireplaces Fireplace
of Stories 4

Exterior

Exterior Foundation Off Grade, Frame
Exterior Features Balcony, Deck Covered, Fenced Lot-Part, Guest Quarters, Pool - In-Ground, Porch Open, Porch Screened, Shower
Lot Description Covenants, Interior, Restrictions, Within 1/2 Mile Of Water
Windows Double Paned Windows

Construction	Frame
Foundation	Foundation Off Grade

School Information

Elementary	Dune Lakes
Middle	EMERALD COAST
High	SOUTH WALTON

Additional Information

Zoning	Residential Single Family
HOA Fees	1565.00
HOA Fees Freq.	Quarterly

Listing Details

Listing Office	Berkshire Hathaway HomeServices
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