

# \$4,025,000 - 397 E Royal Fern Way, SANTA ROSA BEACH

MLS® #952952

## \$4,025,000

5 Bedroom, 6.00 Bathroom, 3,833 sqft  
Detached Single Family on 0.00 Acres

WATERCOLOR, SANTA ROSA BEACH, FL

This stately WaterColor home with private pool and carriage house occupies one of the largest lots in the community. Decorative rain-chain downspouts and full-width porches create instant curb appeal. Professionally decorated throughout, the first floor has shiplap walls, neutral furnishings and mellow hardwood flooring. The light, open family room is perfect for family gatherings and entertaining with a more intimate sitting area around the feature fireplace. Keen cooks will appreciate the gourmet kitchen, which is fully equipped with Sub-Zero and Wolf appliances, including a double oven. White cabinets and a large pantry store everything neatly out of sight. Marble countertops add a sophisticated finish to the large island with its high-top bar. It's a place to relax over cocktails and snacks while chatting with the chef. A half bathroom, a large laundry room and a separate mud room round off the first-floor accommodations. A screened porch with a second fireplace transitions between indoor and outdoor living. It has tranquil views of the paved terrace and elevated pool with spa. Fully fenced, the rear yard boasts an outdoor fireplace feature, three separate seating areas and a grilling zone. This elegant home has two primary suites, one on each floor. The main home has two additional bedrooms, a four-bed bunk recess and another sitting area. Step out onto the upper porch and put your feet up on one of the swing bench seats. It's a well-planned space for quiet reading and enjoying the peaceful



atmosphere. The spacious master bedroom comes with its own private balcony with treetop views. The adjoining bathroom has a marble twin vanity and a fully tiled walk-in shower. Guests will be pampered in their own private carriage house above the detached two-car garage. It has a generously sized bedroom, bathroom, an open living area and a wet bar/kitchenette. This custom residence is not currently on a rental program and has been carefully maintained. The refined master-planned community has a small town center with locally owned shops and restaurants, providing a social hub. Upscale amenities, including the stunning white sandy beach, private beach club, nine community pools, walking and biking trails, tennis and pickleball courts. A fully stocked boathouse on Western Lake invites you to kayak and paddleboard on this picturesque coastal dune lake.

Built in 2014

### **Essential Information**

MLS® #	952952
Price	\$4,025,000
Bedrooms	5
Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	3,833
Acres	0.00
Year Built	2014
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Florida Cottage
Status	Active

### **Community Information**

Address 397 E Royal Fern Way

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

### **Amenities**

Amenities Beach, Deed Access, Pets Allowed, Pickle Ball, Picnic Area, Pool, Short Term Rental - Allowed, Tennis, TV Cable Available, Dock, Fishing, Waterfront  
Utilities Electric Available, Gas - Natural, Public Sewer Available, Public Water Available, TV Cable Available  
Parking Spaces 2  
Parking Garage: Detached, Guest  
# of Garages 2  
Has Pool Yes  
Pool Pool - In-Ground, Private, Community

### **Interior**

Interior Features Breakfast Bar, Built-In Bookcases, Fireplace, Floor Hardwood, Floor Tile, Kitchen Island, Pantry, Shelving, Washer/Dryer Hookup, Window Treatmnt Some, Furnished - Some  
Appliances Auto Garage Door Opn, Dishwasher, Disposal, Dryer, Fire Alarm/Sprinkler, Freezer, Ice Machine, Microwave, Oven Double, Oven:Self Cleaning, Range Hood, Refrigerator W/Ice Maker, Security System, Smoke Detector, Central Vacuum, Stove/Oven Dual Fuel  
Heating Heat: Central Electric  
Cooling A/C: Two Or More, A/C: Central Electric, Ceiling Fans  
Fireplace Yes  
Fireplaces Fireplace  
# of Stories 2

### **Exterior**

Exterior Roof Metal, Siding CmntFbrHrdBrd, Foundation On Pilings  
Exterior Features Balcony, Fenced Lot-All, Patio Open, Pool - In-Ground, Porch Covered, Rain Gutter, Shower, Columns, Porch Screened  
Windows Double Paned Windows  
Roof Roof Metal, Foundation On Pilings  
Foundation Foundation On Pilings

## School Information

Elementary	Dune Lakes
Middle	Seaside
High	SOUTH WALTON

## Additional Information

Zoning	Residential Single Family
HOA Fees	1460.00
HOA Fees Freq.	Quarterly

## Listing Details

Listing Office	Scenic Sotheby's International Realty
----------------	---------------------------------------

DISCLAIMER: Information Deemed Reliable but not guaranteed. The information being provided is for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. All listings are provided courtesy of the Emerald Coast Association of Realtors, Copyright 2024, All rights reserved. Vendors Member Number : 28325

Listing information last updated on July 15th, 2024 at 9:45pm CDT