

\$2,890,000 - 40 Tall Timber Ct, SANTA ROSA BEACH

MLS® #953382

\$2,890,000

4 Bedroom, 4.00 Bathroom, 2,668 sqft
Detached Single Family on 0.00 Acres

WATERCOLOR, SANTA ROSA BEACH, FL

Discover the allure of this delightful Florida cottage with carriage house nestled naturally in tree-lined surroundings. To the front, this charming home has a large front porch overlooking a green pocket park. To the rear, a paved driveway provides access to a detached carriage house above the two-car garage. Step inside to find a light and open great room with soaring ceilings and multiple windows enhancing this well-planned space. Hardwood flooring flows through the sitting room and kitchen into the dining room, easily seating eight people for dinner. The kitchen is well-appointed with crisp white cabinets, veined granite countertops and glass wall tiles. Wolf and Sub-Zero stainless appliances and a twin butler's sink make this an area of culinary creativity. The first-floor master includes a generously sized bathroom with a twin vanity and a large walk-in shower. Stairs lead up to a loft/sitting area with custom built in bunk beds and additional guest bedroom and bath. Independent family members and guests can enjoy their own privacy in the well-appointed carriage house. As well as a bedroom and bathroom, it has a fully equipped kitchenette with everything you need to prepare breakfast, drinks and snacks. Outdoor living can be enjoyed on the screened back porch, leading to a deck perfect for barbecuing and alfresco dining. It complements the large front porch where you can enjoy your morning coffee in a very peaceful setting. WaterColor amenities are hard to beat, with nine community pools,



pocket parks, shops, restaurants, walking/biking trails, and tennis and pickleball courts. Kids will love the lazy river and water-based fun at Camp WaterColor. There's even a fully stocked boathouse on the 220-acre Western Lake. Try your hand at kayaking and paddleboarding surrounded by nature on this remarkable coastal dune lake. The nearby beach offers sunning, swimming, and sunset strolls, or you can use the excellent facilities at the private beach club. It's all part of the idyllic WaterColor lifestyle.

Built in 2007

Essential Information

MLS® #	953382
Price	\$2,890,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	2,668
Acres	0.00
Year Built	2007
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Florida Cottage
Status	Active

Community Information

Address	40 Tall Timber Ct
Area	30A East
Subdivision	WATERCOLOR
City	SANTA ROSA BEACH
County	WALTON
State	FL
Zip Code	32459

Amenities

Amenities	Beach, Pool, Short Term Rental - Allowed, TV Cable Available
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Utilities	Electric Available, Phone Available, Public Sewer Available, Public Water Available, TV Cable Available
Parking Spaces	2
Parking	Garage: Attached
# of Garages	2
Has Pool	Yes
Pool	Community, Private

Interior

Interior Features	Breakfast Bar, Ceiling Crwn Molding, Floor Hardwood, Floor Tile, Furnished - Some, Guest Quarters, Lighting Recessed, Window Treatment All
Appliances	Dishwasher, Disposal, Dryer, Microwave, Refrigerator, Refrigerator W/Ice Maker, Stove/Oven Gas, Washer
Heating	Heat: Central Electric
Cooling	A/C: Two Or More, Ceiling Fans
# of Stories	2

Exterior

Exterior	Roof Metal, Siding CmntFbrHrdBrd, Trim Wood
Exterior Features	Deck Open, Porch Covered, Guest Quarters
Lot Description	Covenants, Restrictions
Roof	Roof Metal

School Information

Elementary	Bay
Middle	Seaside
High	SOUTH WALTON

Additional Information

Zoning	Residential Single Family
HOA Fees	1430.00
HOA Fees Freq.	Quarterly

Listing Details

Listing Office	Scenic Sotheby's International Realty
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