

# \$4,950,000 - 459 Western Lake Dr, SANTA ROSA BEACH

MLS® #934746

## \$4,950,000

5 Bedroom, 6.00 Bathroom, 4,980 sqft  
Detached Single Family on 0.00 Acres

WATERCOLOR, SANTA ROSA BEACH, FL

An exceptional WaterColor property, with all the trappings of a custom built home, welcome you to 459 Western Lake Drive. This large and tranquil home, conveniently located close to town center, was meticulously constructed replete with amenities. Spanning 3 stories served by an elevator, and a lookout tower, the home has no shortage of space. The main house features a master suite on the first level, as well as two additional guest rooms, and a bunk-style bedroom room for 3 or more. On arrival to the second level is a large kitchen and breakfast area. A small balcony off of the kitchen is outfitted with a gas grill. Continuing through the second level, there are two formal dining areas and a large open living space. The screened porch features one of two fireplaces for the home, and extends the house's entertaining area -especially for those classic beach evenings. Off of the main living space is an office retreat, with its own balcony and private views of nature. A half bath and a wet bar give versatility to the already generous entertaining space.

A full bath on the 3rd floor, just off of the home's private theater, means additional guests will be comfortable using the bonus room for sleeping when needed. Serene northerly views of Western Lake from the 3rd and 4th level add to the ambiance and experience in this enviable resort home.

A carriage house suite with a private bedroom,



separate living room, and full kitchen round out the indoor living of the property. While, immediate access to walking trails and a large rear deck mean there is so much more to this home than its high ceilings, master-level carpentry, and endless spaces.

Built in 2006

### **Essential Information**

MLS® #	934746
Price	\$4,950,000
Bedrooms	5
Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	4,980
Acres	0.00
Year Built	2006
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Traditional
Status	Active

### **Community Information**

Address	459 Western Lake Dr
Area	30A East
Subdivision	WATERCOLOR
City	SANTA ROSA BEACH
County	WALTON
State	FL
Zip Code	32459

### **Amenities**

Amenities	Beach, Dock, Exercise Room, Fishing, Golf, Picnic Area, Playground, Pool, TV Cable Available, Tennis
Utilities	Electric Available, Gas - Natural, Public Sewer Available, Public Water Available, TV Cable Available
Parking Spaces	2

Parking	Garage
# of Garages	2
Is Waterfront	Yes
Waterfront	Lake
Water View	Lake
Has Pool	Yes
Pool	Community, Private

### Interior

Interior Features	Fireplace 2+, Fireplace Gas, Floor Hardwood, Floor Tile, Furnished - All, Kitchen Island, Wet Bar, Window Treatment All
Appliances	Auto Garage Door Opn, Dishwasher, Disposal, Dryer, Ice Machine, Microwave, Oven Double, Refrigerator W/Ice Maker, Security System, Smoke Detector, Stove/Oven Gas, Washer, Wine Refrigerator, Smooth Stovetop Rnge
Heating	Heat: Central Electric, Heat: Two Or More
Cooling	A/C: Central Electric, A/C: Two Or More
Fireplace	Yes
Fireplaces	Fireplace 2+, Fireplace Gas
# of Stories	4

### Exterior

Exterior	Roof Composite Shingle, Roof Metal, Siding Wood
Exterior Features	BBQ Pit/Grill, Balcony, Deck Covered, Deck Enclosed, Guest Quarters, Hot Tub, Hurricane Shutters, Porch Screened, Sprinkler System, Yard Building, Fireplace
Lot Description	Covenants, Restrictions, Within 1/2 Mile Of Water
Roof	Roof Composite Shingle, Roof Metal

### School Information

Elementary	Dune Lakes
Middle	Seaside
High	SOUTH WALTON

### Additional Information

Zoning	Residential Single Family
HOA Fees	1662.00
HOA Fees Freq.	Quarterly

### Listing Details

Listing Office

Compass

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