

\$2,650,000 - 517 Golf Club Dr, SANTA ROSA BEACH

MLS® #956198

\$2,650,000

4 Bedroom, 5.00 Bathroom, 3,070 sqft
Detached Single Family on 0.50 Acres

COUNTRY CLUB ESTATES PH 2, SANTA ROSA BEACH, FL

Welcome to 517 Golf Club Drive, an elegant residence of sophistication and timeless design nestled in the tranquility of West 30A. Masterfully constructed in 2022 with elevated designer finishes and structural details, this home spans over 3,000 square feet with 4 spacious bedrooms and 4 and half baths. Primely situated with NO HOA on a rare half-acre parcel just .8 miles to the nearest public beach access, this home boasts an enviable location and is just steps away from the Santa Rosa Golf & Beach Club for premium access to the club lifestyle and amenities. Designed with curated selections and finishes with upscale yet comfortable living in mind by Parapet Designs, this home is an ideal full/time or second home residence. The grand first floor greets you with the spacious kitchen and living area, a gourmet butler's pantry, laundry/mud room, a study, powder room, and the master suite with 2 large bedrooms, all with ensuite baths. Upstairs is a carriage house style setup above the garage with its own foyer, living room, bedroom and bathroom, as well as a walk-in-access attic with custom storage.

Curb appeal immediately meets the eye with a stately exterior of white brick and clean architectural lines and lush landscaping. Upon entry, you are met with a sweeping front porch with beautiful gas lanterns and robust 9' entry doors. The main kitchen and living area boasts 12' ceilings and an abundance of



designer and picture lighting for an ambient setting. A 48" Wolf Range, Asko dishwasher, JennAir Refrigerator, an oversized white oak island, quartzite countertops and backsplashes, and custom floor to ceiling cabinetry are hallmarks of the elaborate kitchen. A chef's dream pantry sits behind the kitchen with ample storage and a marble mosaic backsplash. Under-cabinet lighting and hidden outlets provide a final touch of upscale style and functionality. The living room is wrapped with arched doorways and features a gas fireplace with Kozy heat vent technology and an inset bookshelf with white oak shelves. A large slider door makes for seamless indoor/outdoor living in the cooler months and entertaining a delight in the huge open backyard. Behind the living room is the study with custom cabinetry and desk space, made formal with a wood ceiling and white oak soft-close barn door. The master suite opens up through double doors to a vaulted wood ceiling, and flows to the master bath and closet with heated floors and custom shelving. The master bath boasts a large double vanity with white-washed maple cabinetry and marble surface, a zero-entry shower with a free-standing tub and white oak shelves.

Across the first floor sits the powder room with a heated Toto toilet and moody-styled backsplash and natural stone vanity. The second bedroom is oversized and can function as a secondary master suite with a double vanity in the bathroom and walk-in closet, and also features a soft-close white oak barn door. The 3rd bedroom offers wall-mounted bedside lamps and a spacious bath with a zero-entry shower. Exiting from the guest suite to the garage is a laundry room with peacock paver floors and glass doors, with state of the art GE washer and dryer appliances. The 3-car garage is oversized with large amounts of wall and ceiling storage. Wall-mounted door

openers allow for more ceiling space and more customizable storage or for car enthusiasts to install a lift if desired. Going upstairs you will find a full guest suite with its own gathering room that doubles as a workout space with the included Tonal workout system, and the 4th bedroom overlooking the front yard and driving range. The backyard is an open canvas ready for a pool and carriage house, or leave as is for a peaceful sprawling lawn to enjoy, a rare option to have on 30A.

This fully furnished custom built home is host to meticulous details and craftsmanship at a high finish level. All trim work and woodwork is custom-milled, and crown moulding can be found in every space on the first floor. Tall casement windows throughout the home bring natural light for a warm coastal setting, and offer incredible sunrise views over the golf course and serene sunsets over the expansive backyard. The floors are comprised of thick white oak wide-plank engineered hardwood, with special detail on the stairs for a truly unique look. All interior doors are solid custom 8 foot doors (on the main level), and are 3' wide to accommodate easy furniture placement. Other notable features include a Sonos architectural sound system in the main areas of the home and front and back porches, and hardwired security cameras. The home also comes pre-set for more additional functionality: In the garage you have a built-in option for a second washer/dryer set and water line for a refrigerator, as well as pre-installed components for a whole home generator and a heated pool to be conveniently added.

Offered fully furnished with some exclusions, this home is a true masterpiece and a chance to own a large lot with no HOA and a custom home tailored for refined living and making memories for years to come. Enjoy multiple

public beach access points along the gulf within 1.5 miles with ample vehicle and golf cart parking for fun with the family and friends, as well as close proximity to renowned restaurants Stinky's Fish Camp, Shunk Gulley, and the shops at Gulf Place.

Built in 2022

Essential Information

MLS® #	956198
Price	\$2,650,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,070
Acres	0.50
Year Built	2022
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Contemporary
Status	Active

Community Information

Address	517 Golf Club Dr
Area	30A West
Subdivision	COUNTRY CLUB ESTATES PH 2
City	SANTA ROSA BEACH
County	WALTON
State	FL
Zip Code	32459

Amenities

Amenities	Short Term Rental - Allowed
Utilities	Electric Available, Gas - Natural, Public Sewer Available, Public Water Available
Parking Spaces	3
Parking	Garage: Attached, Oversized

of Garages 3
Pool Community, Private

Interior

Interior Features Ceiling Crwn Molding, Floor Tile, Furnished - All, Pantry, Washer/Dryer Hookup, Built-In Bookcases, Ceiling Vaulted, Fireplace Gas, Floor Hardwood, Floor Marble, Furnished - Some, Kitchen Island, Lighting Recessed, Shelving, Window Treatmnt Some

Appliances Dishwasher, Disposal, Dryer, Microwave, Refrigerator W/Ice Maker, Smoke Detector, Stove/Oven Gas, Washer, Auto Garage Door Opn, Freezer, Range Hood

Heating Heat: Central Electric, Heat - Radiant Floor

Cooling A/C: Central Electric, Ceiling Fans, A/C: Two Or More

Fireplace Yes

Fireplaces Fireplace Gas

of Stories 2

Exterior

Exterior Roof Metal, Siding Brick All, Trim Wood, Siding CmntFbrHrdBrd, Foundation Slab On Grade

Exterior Features Columns, Fenced Back Yard, Lawn Pump, Porch Covered, Sprinkler System, Rain Gutter

Lot Description Survey Available

Roof Roof Metal

Foundation Foundation Slab On Grade

School Information

Elementary VAN R. BUTLER

Middle EMERALD COAST

High SOUTH WALTON

Additional Information

Zoning Residential Single Family, County, Deed Restriction

HOA Fees 0.00

Listing Details

Listing Office Engel & Volkers 30A Beaches

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Listing information last updated on August 4th, 2024 at 7:15pm CDT