

\$6,195,000 - 81 Sand Hill Cir, SANTA ROSA BEACH

MLS® #955929

\$6,195,000

5 Bedroom, 7.00 Bathroom, 4,934 sqft
Detached Single Family on 0.17 Acres

Watercolor, SANTA ROSA BEACH, FL

Discover unparalleled luxury in this exquisite WaterColor home, artfully designed by the renowned Geoff Chick. Built in 2014, this stunning residence offers a blend of elegance and comfort, making it a perfect choice for a full-time residence or a second home. Located on Sand Hill Circle, this property features a spacious main house with a private pool, a carriage house and exceptional outdoor living spaces. Upon entering, you'll be captivated by the open-concept design and the seamless transition between indoor and outdoor living areas, thanks to the folding glass doors that open to the outdoor sitting area. The real hardwood floors throughout the living and bedroom spaces add a touch of warmth and sophistication. The chef's kitchen is a culinary dream, boasting quartz countertops, a cabinet-front Sub-Zero fridge and freezer, a Wolf range with double ovens, a Sub-Zero wine/beverage fridge and a large center island with seating. The adjacent dining space and outdoor dining area, courtesy of the covered breezeway and full outdoor kitchen, provide ample space for entertaining. Each of the four levels offers unique living spaces. The second floor features three bedrooms, including the master suite with dual vanities, a freestanding tub and a walk-in shower. A covered deck on this level is accessible from the hallway and adjacent living area, perfect for relaxing. The third floor includes a seating area, two additional bedrooms, a bunk room and a media room. The crowning jewel is the



fourth-floor watchtower, which serves as a private office with a Juliet balcony offering breathtaking gulf views. The property's outdoor spaces are equally impressive, with a private pool surrounded by ipe decking and plenty of room for parking in the rear of the lot. The location is ideal, with direct access to the Frog Pool, just a short walk to the Western Lake bridge and boathouse. WaterColor amenities enhance the lifestyle, including a private beach club, Club WaterColor for kids, a tennis center, community pools and green spaces. This meticulously designed, non-rental home combines luxury, comfort and convenience, making it an incomparable retreat in WaterColor.

Built in 2014

Essential Information

MLS® #	955929
Price	\$6,195,000
Bedrooms	5
Bathrooms	7.00
Full Baths	5
Half Baths	2
Square Footage	4,934
Acres	0.17
Year Built	2014
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Active

Community Information

Address	81 Sand Hill Cir
Area	30A East
Subdivision	Watercolor
City	SANTA ROSA BEACH
County	WALTON

State	FL
Zip Code	32459

Amenities

Amenities	Beach, Pets Allowed, Short Term Rental - Allowed
Utilities	Electric Available, Gas - Natural, Public Sewer Available, Public Water Available, Tap Fee Paid, TV Cable Available
Parking Spaces	2
Parking	Garage: Attached
# of Garages	2
Has Pool	Yes
Pool	Pool - In-Ground, Private, Pool - Gunitc Concrct, Community

Interior

Interior Features	Breakfast Bar, Ceiling Crwn Molding, Fireplace, Floor Hardwood, Floor Tile, Furnished - All, Kitchen Island, Lighting Recessed, Window Treatment All, Ceiling Tray/Cofferd
Appliances	Dishwasher, Disposal, Dryer, Microwave, Refrigerator, Stove/Oven Gas, Washer
Heating	Heat: Central Electric
Cooling	A/C: Two Or More, A/C: Central Electric, Ceiling Fans
Fireplace	Yes
Fireplaces	Fireplace
# of Stories	4

Exterior

Exterior	Roof Metal, Siding CmntFbrHrdBrd, Trim Wood
Exterior Features	Fenced Back Yard, Patio Covered, Patio Open, Pool - In-Ground, Porch Open, Pool - Gunitc Concrct, Fireplace, Summer Kitchen
Lot Description	Survey Available, Covenants, Restrictions
Roof	Roof Metal

School Information

Elementary	Dune Lakes
Middle	EMERALD COAST
High	SOUTH WALTON

Additional Information

Zoning	Residential Single Family
HOA Fees	1790.00

HOA Fees Freq. Quarterly

Listing Details

Listing Office Scenic Sotheby's International Realty

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