

\$5,995,000 - 93 Sand Hill Cir, SANTA ROSA BEACH

MLS® #957615

\$5,995,000

5 Bedroom, 6.00 Bathroom, 4,150 sqft
Detached Single Family on 0.24 Acres

WATERCOLOR, SANTA ROSA BEACH, FL

Nestled among the mature oaks and pine trees in the coveted Lake District of WaterColor, this masterfully designed legacy home sits on a corner lot on Sand Hill Circle, maximizing privacy and liveability. This stunning Geoff Chick-designed home, constructed by Cole Custom Homes, embodies pure coastal luxury, thanks to its connectivity to surrounding nature, transitional living spaces and artistic details that embody a quintessentially WaterColor home. Walking into this freshly renovated home gives one an immediate sense of calm and ease, thanks to the welcoming screened first-level front porch and grand entryway doors. Antique oak floors provide endless warmth to the spaces, while the tall ceilings and intricate 200 year old reclaimed oak beams along the ceiling craft defined yet open spaces, ideal for liveability and entertaining. The chef's kitchen is adorned with new shaker-front cabinets, plaster vent hood with reclaimed oak detailing, quartz and marble countertops and a marble backsplash. Two sitting areas allow everyone who enjoys time in the home to have their own space to relax or be entertained, while the spacious dining area shares direct access to the outdoors thanks to the oversized French doors leading to the grounds. A junior primary suite and spacious butler's pantry with laundry are located on the main level of the home, with cabinet storage and shelves, which are perfect for storing anything your friends or family may need during their stay. Outside the butler's



pantry, an expansive outdoor living area with a surrounding garden provides an enchanting space for al fresco dining, watching the big game or enjoying game nights on warm summer evenings. A full summer kitchen is located adjacent to the covered outdoor living space for additional convenience. Upstairs, the primary bedroom shines with Venetian plaster walls, a walk-in closet, a luxurious ensuite with marble shower and dual vanities and a private covered balcony overlooking the Frog Pool. Additionally, a private guest suite and a playful bunk room with a reading area, each with private ensuites, provide ample privacy for everyone. Ensuring parking and security are a top priority, this property offers three parking spaces behind the home, as well as two in the garage. Above the garage, a private carriage house offers a large vaulted ceiling bedroom with a full ensuite and kitchenette. Experience one of the most enchanting properties in WaterColor, located in footsteps from the Frog Pool, and enjoy a short bike ride to the tennis and pickleball courts, boat house, and all the shops and restaurants in the Town Center.

Built in 2011

Essential Information

MLS® #	957615
Price	\$5,995,000
Bedrooms	5
Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	4,150
Acres	0.24
Year Built	2011
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House

Status Active

Community Information

Address 93 Sand Hill Cir
Area 30A East
Subdivision WATERCOLOR
City SANTA ROSA BEACH
County WALTON
State FL
Zip Code 32459

Amenities

Utilities Electric Available, Community Sewer
Parking Spaces 2
Parking Oversized, Detached, Garage: Detached
of Garages 2
Has Pool Yes
Pool Community

Interior

Interior Features Ceiling Crwn Molding, Fireplace, Floor Hardwood, Kitchen Island, Washer/Dryer Hookup, Ceiling Beamed, Furnished - Some, Guest Quarters
Appliances Auto Garage Door Opn, Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Smoke Detector, Washer
Cooling A/C: Two Or More
Fireplace Yes
Fireplaces Fireplace
of Stories 2

Exterior

Exterior Roof Metal
Lot Description Corner
Roof Roof Metal

School Information

Elementary Bay
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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