

\$3,295,000 - 95 Shannon Dr, SANTA ROSA BEACH

MLS® #955942

\$3,295,000

4 Bedroom, 5.00 Bathroom, 3,401 sqft
Detached Single Family on 0.20 Acres

LAKEWOOD OF SEAGROVE BEACH, SANTA ROSA BEACH, FL

This waterfront masterpiece was designed by architect Tammy Massey and is offered fully furnished. It is set in beautiful natural surroundings, featuring a prominent lake-front position. The house pairs architectural significance with stylish coastal aesthetics, incorporating custom design elements and tranquil surroundings. The home, located on a quiet cul-de-sac on Eastern Lake, offers over 3,400 square feet of living space, four spacious bedroom suites, and four and a half baths, all with an open living concept. Notable features of this layout include two primary bedrooms each offering an ensuite bath one primary on the first floor and one junior primary on the second floor including spacious walk-in closets, floor-to-ceiling windows, vaulted ceilings, and panoramic water views. High attention to detail is evident with the thoughtfully curated interiors including the gourmet chef's kitchen which features a large oversized island, professional series Thermador appliances and quartz countertops as well as an ambient gas fireplace and designer touches offered fully furnished with a furniture package by James Design Company.

This open floor plan was designed for indoor and outdoor living featuring thoughtful details that include two levels of outdoor living, a sizable resort-style pool deck, a generous porch with fully retractable automatic screens, an outdoor shower, a private boat dock and a fire pit all situated overlooking one of 30a's



spectacular coastal dune lakes. This central location positions the new owner for utmost privacy juxtaposed with easy access to world-class dining, boutique shopping, and outstanding local entertainment all along Scenic Highway 30A.

Built in 2020

Essential Information

MLS® #	955942
Price	\$3,295,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,401
Acres	0.20
Year Built	2020
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Contemporary
Status	Active

Community Information

Address	95 Shannon Dr
Area	30A East
Subdivision	LAKEWOOD OF SEAGROVE BEACH
City	SANTA ROSA BEACH
County	WALTON
State	FL
Zip Code	32459

Amenities

Amenities	Waterfront
Utilities	Electric Available, Gas - Natural, Public Sewer Available, Public Water Available, TV Cable Available
Parking Spaces	1
Parking	Garage: Attached

# of Garages	1
Is Waterfront	Yes
Waterfront	Lake, Coastal Dune Lakes
Water View	Lake, Coastal Dune Lakes
Has Pool	Yes
Pool	Pool - Heated, Pool - In-Ground, Private, Community

Interior

Interior Features	Ceiling Crwn Molding, Ceiling Raised, Fireplace, Fireplace Gas, Floor Hardwood, Floor Tile, Furnished - All, Kitchen Island, Lighting Recessed, Shelving, Washer/Dryer Hookup, Window Treatment All
Appliances	Auto Garage Door Opn, Dishwasher, Disposal, Dryer, Microwave, Oven:Self Cleaning, Refrigerator, Refrigerator W/Ice Maker, Smoke Detector, Stove/Oven Gas, Washer, Wine Refrigerator
Cooling	A/C: Two Or More, A/C: Central Electric, A/C: High Efficiency, Ceiling Fans
Fireplace	Yes
Fireplaces	Fireplace, Fireplace Gas
# of Stories	2

Exterior

Exterior	Foundation On Pilings, Roof Metal, Siding CmntFbrHrdBrd
Exterior Features	Balcony, BBQ Pit/Grill, Fenced Back Yard, Fenced Lot-Part, Patio Covered, Patio Open, Pool - Heated, Pool - In-Ground, Porch Covered, Deck Covered, Deck Open, Dock, Shower
Lot Description	Cul-De-Sac, Within 1/2 Mile Of Water
Windows	Storm Windows
Roof	Foundation On Pilings, Roof Metal
Foundation	Foundation On Pilings

School Information

Elementary	Dune Lakes
Middle	EMERALD COAST
High	SOUTH WALTON

Additional Information

Zoning	Residential Single Family
HOA Fees	200.00
HOA Fees Freq.	Annually

Listing Details

Listing Office

Scenic Sotheby's International Realty

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