

# \$3,699,000 - 98 Scrub Oak Cir, SANTA ROSA BEACH

MLS® #957144

## \$3,699,000

4 Bedroom, 5.00 Bathroom, 2,707 sqft  
Detached Single Family on 0.13 Acres

WATERCOLOR, SANTA ROSA BEACH, FL

Great location in Phase 3 Watercolor! Parklike Sand Oak Preserve is directly in front of home and a 2 minute walk to Sandhill Frog Pool. A 4 bedroom home that has been updated throughout and has room for a 5th bedroom. This has been a very successful rental property with 5 Star Reviews. Large Front porch overlooking private preserve. Best bunk bed room ever. The first floor has an open floor plan combining the kitchen, dining, and living areas making the perfect place for family and friends to gather. The first floor also features a bedroom, with a full bath, and a 1/2 bath located just off of the living area. The second floor opens up to a spacious Master bedroom with access to a private porch

Built in 2007

## Essential Information

MLS® #	957144
Price	\$3,699,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,707
Acres	0.13
Year Built	2007
Type	Detached Single Family
Sub-Type	Detached Single Family



Style Beach House  
Status Active

### Community Information

Address 98 Scrub Oak Cir  
Area 30A East  
Subdivision WATERCOLOR  
City SANTA ROSA BEACH  
County WALTON  
State FL  
Zip Code 32459

### Amenities

Amenities Pets Allowed, Pickle Ball, Picnic Area, Pool, Tennis, BBQ Pit/Grill, Community Room, Dock, Fishing, Pavillion/Gazebo, Playground, TV Cable Available, Waterfront, Short Term Rental - Allowed  
Utilities Electric Available, Gas - Natural, Public Sewer Available, TV Cable Available, Underground  
Parking Oversized  
Has Pool Yes  
Pool Community, Private

### Interior

Interior Features Breakfast Bar, Floor Hardwood, Furnished - All, Lighting Recessed, Washer/Dryer Hookup, Window Treatment All, Built-In Bookcases, Owner's Closet, Upgraded Media Wing, Woodwork Painted  
Appliances Dishwasher, Dryer, Microwave, Oven:Self Cleaning, Stove/Oven Gas, Washer, Freezer, Refrigerator, Smoke Detector  
Heating Heat: Central Gas, Heat High Efficiency  
Cooling A/C: Two Or More  
# of Stories 2

### Exterior

Exterior Foundation Slab On Grade, Trim Wood  
Exterior Features Deck Covered, Porch Screened, Shower, BBQ Pit/Grill, Hurricane Shutters, Renovated  
Windows Double Paned Windows, Storm Windows  
Foundation Foundation Slab On Grade

### School Information

Elementary	Dune Lakes
Middle	Seaside
High	SOUTH WALTON

### **Additional Information**

Zoning	Residential Single Family
HOA Fees	1790.00
HOA Fees Freq.	Quarterly

### **Listing Details**

Listing Office	Berkshire Hathaway HomeServices
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