

\$5,950,000 - 33 Sand Hill Circle, Santa Rosa Beach

MLS® #894964

\$5,950,000

6 Bedroom, 7.00 Bathroom, 4,731 sqft

Residential on 0.17 Acres

WATERCOLOR, Santa Rosa Beach, FL

Welcome to the newly remodeled and decorated 33 Sand Hill Circle in WaterColor. In one of the most desirable locations within WaterColor you will find this extraordinary 4731 SF luxury coastal living residence that includes a main house and large guest apartment - 5 bedrooms plus bunkroom, 5 baths and 2 powder rooms. Conveniently located across from the Frog pool, this property impresses with fine finishes at every turn. A generous sized front porch spans the width of the home with gas lanterns, two seating areas, oversized custom swing with 3 sets of double doors that open into the expansive main living room with multiple seating areas, kitchen and dining room with exposed antique ceiling beams, 100-year-old reclaimed white oak floors, Pecky Cypress interior doors, shiplap walls, floor-to-ceiling windows and doors, and a dramatic stone fireplace. Chefs dream kitchen boasts Poliform Italian cabinets and top of the line appliances including a Gaggenau Hausgerate Vario gas cooktop, double combo-steam ovens, a Gaggenau double-door refrigerator and freezer, two dishwashers, Sub-Zero wine refrigerator, ice maker and 2 beverage drawers. Greet the morning with an espresso from your built-in Miele coffee system. Oversized kitchen island finished with Calcutta Gold polished marble countertops. Newley added wet bar/beverage station with second ice maker and refrigerator at the back door leads to a newly completed and designed



Chad Horton outdoor oasis, which includes an outdoor grilling station with large Wolf grill, Sub-Zero refrigerator and a beautifully landscaped swimming pool with bridge, water feature with custom granite trough, fire pit, and outdoor shower. The double door garage is tucked away in the rear of the home with built-in storage cabinets and shelves . A first-floor bedroom with private bath, an office space, and a powder room completes the first floor.

Half- way up the stairs to the 2nd floor, above the extra-large 2-car garage, you will find a private guest apartment with a living room, kitchen, bedroom, bath and two small porches.

The guest suite kitchen has a Gaggenau induction cooktop, a Miele oven below, and Sub-Zero refrigerator.

The second floor consists of another living space at the top of the second-level landing with small porch, two additional guest bedroom suites, a stylish bunkroom with a game-booth and half bath, and a private and spacious master suite that spans the width of the home featuring a spa-like master bath, a separate sitting area, and a private porch with tall, slatted shutters that can close off or expand the master suite. The large master porch, which is also the width of the house includes a hanging double bed swing, a sitting area, and separate porch swing. A large laundry room with marble counters, 2 sets of Miele washers/dryers, and an additional wet bar/beverage station with refrigerator and built-in microwave finish this floor.

Sonos sound systems throughout every room in the home including the outdoor living spaces and pool. Reclaimed 100-year-old white oak flooring, shiplap walls and Pecky Cypress doors throughout. This luxury home

also includes Rocky Mountain Hardware, Bevelo Gas Lanterns, and Dornbracht plumbing fixtures. Professionally decorated with quality and custom furnishings and several commissioned one-of-a-kind art pieces convey with purchase as well as 6-seater golf cart and 6 Yolo bicycles. No details have been overlooked in this well-designed custom-built home in WaterColor's popular Lake District neighborhood.

Built in 2009

Essential Information

MLS® #	894964
Price	\$5,950,000
Bedrooms	6
Sold Price	\$5,950,000
Bathrooms	7.00
Date Sold	2022-06-15
Full Baths	5
Days until Sold	71
Half Baths	2
Square Footage	4,731
Acres	0.17
Year Built	2009
Type	Residential
Sub-Type	Detached Single Family
Style	Beach House
Status	Sold

Community Information

Address	33 Sand Hill Circle
Area	18 - 30A East
Subdivision	WATERCOLOR
City	Santa Rosa Beach
County	Walton
State	FL

Zip Code 32459

Amenities

Amenities Beach, Exercise Room, Fishing, Pets Allowed, Picnic Area, Playground, Pool, Tennis, Waterfront

Utilities Electric, Gas - Natural, Public Sewer, Public Water, Tap Fee Paid, TV Cable

Parking Spaces 2

Parking Garage

of Garages 2

Has Pool Yes

Pool Pool - In-Ground, Private

Interior

Interior Features Breakfast Bar, Ceiling Raised, Fireplace, Floor Hardwood, Furnished - Some, Guest Quarters

Appliances Auto Garage Door Opn, Dishwasher, Disposal, Dryer, Ice Machine, Microwave, Oven Double, Refrigerator, Refrigerator W/IceMk, Smoke Detector, Washer

Heating Heat Cntrl Electric

Cooling AC - 2 or More, AC - Central Elect, Ceiling Fans

Fireplace Yes

Fireplaces Fireplace

of Stories 2

Exterior

Exterior Features Patio Covered, Patio Open, Pool - In-Ground, Shower, Summer Kitchen

School Information

Elementary Bay

Middle Emerald Coast

High South Walton

Additional Information

Days on Website 770

Zoning Resid Single Family

HOA Fees 1602.00

HOA Fees Freq. Quarterly

Listing Details

Listing Office

The Premier Property Group Watercolor Office