

# \$725,000 - 8-9 Sinclair Lane, Santa Rosa Beach

---

MLS® #897219

**\$725,000**

Bedroom, Bathroom, 3,920 sqft

Land on 0.09 Acres

DRAPER LAKE COASTAL VILLAGE, Santa Rosa Beach, FL

Nestled on the corner of the Observation Tower Park and a small lane, sits this homesite in Draper Lake Coastal Village, an Adirondack-inspired, gated, coastal community south of 30A consisting of 40 acres of homesites, residences, green space, trails and parks that embrace a rare coastal dune lake. A protected 100-foot buffer along the lakefront allows no development, ensuring conservation and enjoyment of the lake by all residents. The unique architecture of the houses, and the groupings in a planned layout near the green spaces and overlooking the lake provides distinctiveness from other communities along scenic 30A. No build out time. Plans available. Also... The community boasts a beach cabana just a block from the Gulfview Heights Beach Access, an Observation Tower Park and Butterfly Park, two boathouses with storage for your paddle board, kayak or canoe, two pools, one with a fireplace and outdoor TV lounging area. The beauty of Draper Lake is in its hiking trails, completely surrounding the lake and throughout the community for all to enjoy, so that you're not crossing over anyone's property or climbing over a dock. And just a short stroll to restaurants and shops along 30A! Most homesites within Draper allow for two stories or 30' of height. The master design, in collaboration with Duany Plater-Zyberk, reflects their philosophy for modern urbanization "We believe great places add to the sum of human happiness. DPZ



designs economically and environmentally resilient communities that foster physical and social well-being."

### Essential Information

MLS® #	897219
Price	\$725,000
Sold Price	\$665,000
Date Sold	2023-04-27
Days until Sold	361
Square Footage	3,920
Acres	0.09
Type	Land
Sub-Type	Vacant Land
Status	Sold

### Community Information

Address	8-9 Sinclair Lane
Area	17 - 30A West
Subdivision	DRAPER LAKE COASTAL VILLAGE
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

### Amenities

Amenities	BBQ Pit/Grill, Beach, Boat Launch, Deed Access, Dock, Gated Community, Owners Pets Allowed, Pavillion/Gazebo, Picnic Area, Pool, No Short Term Rental, Waterfront
Utilities	Electric, Gas - Natural, Public Sewer, Public Water
Features	Corner, Survey Available, Within 1/2 Mile to Water

### Exterior

Lot Description	Corner, Survey Available, Within 1/2 Mile to Water
-----------------	--

### School Information

Elementary	Van R Butler
Middle	Emerald Coast

High                      South Walton

**Additional Information**

Days on Website	743
Zoning	Resid Single Family
HOA Fees	870.00
HOA Fees Freq.	Quarterly

**Listing Details**

Listing Office	Scenic Sotheby's International Realty
----------------	---------------------------------------