

\$4,350,000 - 421 Western Lake Drive, Santa Rosa Beach

MLS® #899150

\$4,350,000

5 Bedroom, 6.00 Bathroom, 3,980 sqft

Residential on 0.19 Acres

WATERCOLOR, Santa Rosa Beach, FL

This tranquil legacy home in Watercolor has 92 waterfront feet adjacent to Western Lake. Sitting out on the spacious verandas one experiences the sights and sounds of nature. The backyard privacy overlooking Western Lake cannot be overstated. The best location in Watercolor, this phase one home has never been rented and has had only one other owner since new in 2001. Updated in 2011 by Martin Properties of NW FL this renovation was a collaboration between architect, Dawn Thurber, and interior designer, Georgia Carlee. The "soul" of this property is evident as you walk through the nearly 4,000 sq ft, 4 bedroom 4 1/2 bathroom main house and 1 bedroom, 1 bathroom, carriage house over the 2 car garage. . Entering the main house one has views looking toward Western Lake ...through the redesigned media room complete with Quartz countertops and wet bar area. There are three bedrooms on the first floor and an office that could be converted to a bunk room with a full bath across the hall. Two of the bedrooms have access to the 1st floor screened in porch which has a swing bed for those lazy afternoons. Upstairs is a large gathering room with a huge Coquina Shell stucco fireplace. Mounted on the fireplace is a large two-way mirror concealing a TV. The kitchen has been thoughtfully redesigned with new granite counters and cabinets. There is a breakfast nook adjoining it as well as a large dining room for entertaining guests. The Master bedroom has a commanding view over



the green space below as well as access to the second-floor veranda. This veranda is where the magic of this home is...quiet, serene and private.

Watercolor is known for its amenities and you are within easy walking distance to all of them, especially the Watercolor Beach Club, Fish Out Of Water, The Boathouse, Cerulean Park, Amphitheatre and Town Center. Experience the trails, bridges, walkways and parks or hop on your standup paddle board for some of the best coastal dune lake views in all of South Walton. It's all part of the Watercolor lifestyle. All dimensions are estimates and buyers should verify that which they deem important. Sold fully furnished.

Built in 2001

Essential Information

MLS® #	899150
Price	\$4,350,000
Bedrooms	5
Sold Price	\$4,400,000
Bathrooms	6.00
Date Sold	2022-06-15
Full Baths	5
Days until Sold	24
Half Baths	1
Square Footage	3,980
Acres	0.19
Year Built	2001
Type	Residential
Sub-Type	Detached Single Family
Style	Beach House
Status	Sold

Community Information

Address	421 Western Lake Drive
Area	18 - 30A East

Subdivision	WATERCOLOR
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Amenities	BBQ Pit/Grill, Beach, Dock, Fishing, Pets Allowed, Pickle Ball, Picnic Area, Playground, Pool, Tennis, TV Cable, Waterfront
Utilities	Gas - Natural, Phone, Public Sewer, Public Water, Tap Fee Paid, TV Cable
Parking Spaces	2
Parking	Garage
# of Garages	2
Has Pool	Yes
Pool	Community

Interior

Interior Features	Built-In Bookcases, Ceiling Vaulted, Fireplace, Floor Hardwood, Floor Tile, Furnished - All, Guest Quarters, Kitchen Island, Lighting Recessed, Window Treatment All
Appliances	Auto Garage Door Opn, Dishwasher, Disposal, Dryer, Microwave, Refrigerator W/IceMk, Smoke Detector, Stove/Oven Gas, Washer
Heating	Heat Pump A/A Two +
Cooling	AC - 2 or More, Ceiling Fans
Fireplace	Yes
Fireplaces	Fireplace
# of Stories	2

Exterior

Exterior	Frame, Roof Metal, Siding CmntFbrHrdBrd
Exterior Features	Balcony, BBQ Pit/Grill, Fireplace, Guest Quarters, Porch, Porch Open, Porch Screened, Rain Gutter, Separate Living Area
Lot Description	Cleared, Covenants, Interior, Restrictions, Within 1/2 Mile to Water, Wooded
Windows	Double Pane Windows
Roof	Roof Metal
Construction	Frame

School Information

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	725
Zoning	Deed Restrictions, Resid Single Family
HOA Fees	1590.00
HOA Fees Freq.	Quarterly

Listing Details

Listing Office	Scott Provow Realty
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