

\$1,790,000 - 47 N Branch Road, Santa Rosa Beach

MLS® #902617

\$1,790,000

5 Bedroom, 5.00 Bathroom, 2,732 sqft

Residential on 0.10 Acres

DRAPER LAKE COASTAL VILLAGE, Santa Rosa Beach, FL

Nestled within the gates of Draper Lake Coastal Village, this gorgeous Gambrel designed home was completed in 2020 with an emphasis on timeless elegance and superior craftsmanship. Offering an ideal combination of both indoor and outdoor living spaces, the design and finishes throughout the property come together to create a beautifully curated home. As you enter the home, you are welcomed into the living/dining space with double doors leading to an expansive covered porch surrounded by a lush garden. A butler's pantry was added in 2021, as well as several updated finishes. One master bedroom is located on the first floor with a full ensuite bathroom and the second floor master offers beautiful views of Draper Lake. The second floor master walk-in closet is complete with built in storage. There are three additional bedrooms and three bathrooms located on the second floor which totals 5 bedrooms & 5 bathrooms. There is a loft area which could be used for extra seating, space for a desk, a reading nook or more. The two large, open air porches on this coastal home provide for plenty of outdoor living space to enjoy. The HOA has approved drawings for the installation of a pool in the backyard (drawings available upon request). The fenced in backyard allows for extra privacy. Draper Lake Coastal Village offers homeowners lake access, various green spaces, two pools, a tower for enjoying panoramic views, two boat



houses and a private beach cabana at Gulfview Heights Beach Community. Paddle board or kayak out to the Gulf from your private lake access at the end of the street. The opportunities for enjoying a laid back Florida lifestyle in this home are endless.

Built in 2020

Essential Information

MLS® #	902617
Price	\$1,790,000
Bedrooms	5
Sold Price	\$1,745,000
Bathrooms	5.00
Date Sold	2023-01-27
Full Baths	4
Days until Sold	210
Half Baths	1
Square Footage	2,732
Acres	0.10
Year Built	2020
Type	Residential
Sub-Type	Detached Single Family
Style	Florida Cottage
Status	Sold

Community Information

Address	47 N Branch Road
Area	17 - 30A West
Subdivision	DRAPER LAKE COASTAL VILLAGE
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Amenities	Deed Access, Dock, Fishing, Gated Community, Pavillion/Gazebo, Picnic Area, Pool, No Short Term Rental
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Utilities	Electric, Gas - Natural, Public Sewer, Public Water
Parking Spaces	2
Parking	Garage, Garage Attached
# of Garages	2
Has Pool	Yes
Pool	Community

Interior

Interior Features	Breakfast Bar, Ceiling Beamed, Floor Hardwood, Floor Tile, Kitchen Island, Pantry, Walls Wainscoting, Washer/Dryer Hookup, Window Treatment All
Appliances	Auto Garage Door Opn, Cooktop, Disposal, Fire Alarm/Sprinkler, Microwave, Oven Self Cleaning, Refrigerator W/IceMk, Smoke Detector, Stove/Oven Gas
Heating	Heat - Two or More, Heat Cntrl Electric, Heat High Efficiency
Cooling	AC - 2 or More, AC - High Efficiency, Ceiling Fans, Water Heater - Two +
# of Stories	2

Exterior

Exterior	Roof Shingle/Shake, Siding Wood, Trim Wood
Exterior Features	Fenced Back Yard, Patio Open, Porch Open, Shower, Sprinkler System
Lot Description	Covenants, Within 1/2 Mile to Water
Windows	Double Pane Windows, Storm Windows
Roof	Roof Shingle/Shake

School Information

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	686
Zoning	Resid Single Family
HOA Fees	870.00
HOA Fees Freq.	Quarterly

Listing Details

Listing Office	Engel & Volkers 30A Beaches
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