

# \$4,575,000 - 43 Sand Hill Circle, Santa Rosa Beach

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MLS® #906418

**\$4,575,000**

6 Bedroom, 6.00 Bathroom, 3,641 sqft

Residential on 0.17 Acres

WATERCOLOR, Santa Rosa Beach, FL

This grand remodeled home in WaterColor Phase III is on a spacious corner lot on one of the most coveted streets in the community, with a carriage house and a fenced courtyard for the ultimate in privacy. The moment you step inside you'll notice the soaring 12-ft. ceilings and expansive open living room designed for hosting celebrations and family vacations. Polished hardwood flooring and white walls, some with shiplap wainscoting, create an elegant living space that exudes a sense of well-being and peace. Make your way to the gourmet kitchen, the hub of the home, designed for entertaining or creating snacks and drinks in moments. The well-planned space includes chef-quality Sub-Zero and Wolf appliances while the smoothest soapstone counters on the breakfast bar demonstrate the ultimate attention to detail. Upstairs, discerning buyers will appreciate the lavishly appointed bathrooms and generously sized bedrooms including a built-in bunk room for four. In addition, guests also have their own luxury suite in the one-bedroom carriage house with full kitchen, situated above the garage. Multiple outdoor living spaces embrace the Florida lifestyle including an attractive paved terrace with fire pit for night-time gatherings. The magnificent wraparound screened porch features tabby wall accents, a built-in Wolf grill and enviable views of the Frog Pond pool. The first-floor porch is a bright space for chilling in rocking chairs and sipping icy drinks while screened porches on the upper level have lush



views through whispering treetops. This home offers the chance to live life to the full with WaterColor amenities that include a stunning resort-style Beach Club and Gulf of Mexico views. Community pools, parks, fine dining and Town Center boutiques are a short golf cart ride away. More energetic residents will find the boathouse on Western Lake stocked with kayaks, fishing equipment and paddleboards ready for use. It makes this a wonderful family home for entertaining as a full-time residence or enviable vacation home.

Built in 2008

**Essential Information**

MLS® #	906418
Price	\$4,575,000
Bedrooms	6
Sold Price	\$4,442,500
Bathrooms	6.00
Date Sold	2023-02-28
Full Baths	6
Days until Sold	192
Square Footage	3,641
Acres	0.17
Year Built	2008
Type	Residential
Sub-Type	Detached Single Family
Style	Florida Cottage
Status	Sold

**Community Information**

Address	43 Sand Hill Circle
Area	18 - 30A East
Subdivision	WATERCOLOR
City	Santa Rosa Beach
County	Walton
State	FL

Zip Code 32459

### **Amenities**

Amenities BBQ Pit/Grill, Beach, Deed Access, Elevators, Exercise Room, Pavillion/Gazebo, Picnic Area, Playground, Pool, Tennis, Waterfront

Utilities Community Sewer, Community Water, Gas - Natural, Public Sewer, Public Water

Parking Spaces 2

Parking Garage

# of Garages 2

Has Pool Yes

Pool Community

### **Interior**

Interior Features Built-In Bookcases, Ceiling Crwn Molding, Ceiling Vaulted, Fireplace Gas, Floor Hardwood, Furnished - Some, Guest Quarters, Kitchen Island, Lighting Recessed

Appliances Auto Garage Door Opn, Cooktop, Dishwasher, Disposal, Dryer, Freezer, Ice Machine, Microwave, Range Hood, Refrigerator, Refrigerator W/IceMk, Stove/Oven Gas, Washer, Wine Refrigerator

Cooling AC - Central Elect, Ceiling Fans

Fireplace Yes

Fireplaces Fireplace Gas

# of Stories 2

### **Exterior**

Exterior Concrete, Frame, Roof Pitched, Siding Wood, Slab

Exterior Features Balcony, BBQ Pit/Grill, Columns, Deck Covered, Deck Enclosed, Deck Open, Fenced Lot-Part, Guest Quarters, Separate Living Area, Shower, Summer Kitchen

Lot Description Corner, Sidewalk

Roof Roof Pitched

Construction Frame

Foundation Slab

### **School Information**

Elementary Bay

Middle Seaside

High South Walton

### **Additional Information**

Days on Website	636
Zoning	Resid Single Family
HOA Fees	1602.00
HOA Fees Freq.	Quarterly

**Listing Details**

Listing Office	Scenic Sotheby's International Realty
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