

\$2,950,000 - 209 Old Beach Road, Santa Rosa Beach

MLS® #906665

\$2,950,000

4 Bedroom, 4.00 Bathroom, 2,927 sqft

Residential on 0.32 Acres

OLD FLORIDA BEACH, Santa Rosa Beach, FL

Located on a generous 1/3-acre lot backing up to Draper Lake, this spacious home with coach house has views of the lake and Gulf of Mexico. Enjoying a private location in a gated community, this three-story beach house has a bright open great room with tile flooring and wood-clad walls in muted gray. The soft natural tones continue through the home, creating a relaxed coastal vibe and reflecting the natural elements of the surroundings. The kitchen is a well-appointed space with a generous island breakfast bar, updated countertops, kitchen appliances and new faucets. The second-floor master suite is an enviable space with its own private balcony. The spacious master bath is a haven for relaxing with a whirlpool tub and walk-in shower. A second huge bedroom on this level currently has two sets of three bunk beds, a play area, sofa and TV. There's further versatile space on the third floor. Currently used as a fifth bedroom, it would make an excellent bunk room or family game room. Guests and independent family members have their own space in the separate one-bedroom coach house above the garage. Located in the coveted neighborhood of Old Florida Beach, this beautiful beach house is steps from the lakeside dock, community pool and beach access. Boating, fishing and paddleboarding are part of the outdoor lifestyle. Restaurants, shopping and entertainment are a short walk away at Gulf Place and there's a bike path for



exploring further afield. This turnkey property includes a new roof and all-new furnishings making it perfect as an investment, primary or second home.

Built in 1997

Essential Information

MLS® #	906665
Price	\$2,950,000
Bedrooms	4
Sold Price	\$2,500,000
Bathrooms	4.00
Date Sold	2023-02-21
Full Baths	4
Days until Sold	181
Square Footage	2,927
Acres	0.32
Year Built	1997
Type	Residential
Sub-Type	Detached Single Family
Style	Florida Cottage
Status	Sold

Community Information

Address	209 Old Beach Road
Area	17 - 30A West
Subdivision	OLD FLORIDA BEACH
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Amenities	Beach, Deed Access, Dock, Fishing, Gated Community, Pavillion/Gazebo, Pets Allowed, Pool, TV Cable, Waterfront
Utilities	Electric, Public Sewer, Public Water, TV Cable, Underground
Parking Spaces	2
Parking	Garage Detached

# of Garages	2
Has Pool	Yes
Pool	Community

Interior

Interior Features	Floor Tile, Floor WW Carpet, Furnished - All, Owner's Closet, Pantry, Split Bedroom, Washer/Dryer Hookup, Window Treatment All
Appliances	Disposal, Dryer, Microwave, Oven Self Cleaning, Refrigerator W/IceMk, Smoke Detector, Smooth Stovetop Rnge, Washer
Heating	Heat Cntrl Electric
Cooling	AC - 2 or More, AC - Central Elect, Ceiling Fans, Water Heater - Two +
# of Stories	3

Exterior

Exterior	Foundation On Piling, Roof Metal, Siding Vinyl
Exterior Features	Balcony, Guest Quarters, Porch, Shower
Lot Description	Covenants, See Remarks, Within 1/2 Mile to Water, Wooded
Windows	Double Pane Windows
Roof	Foundation On Piling, Roof Metal
Foundation	Foundation On Piling, Siding Vinyl

School Information

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	628
Zoning	Resid Single Family
HOA Fees	1950.00
HOA Fees Freq.	Annually

Listing Details

Listing Office	Scenic Sotheby's International Realty
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