

\$1,790,000 - 12 Narrow Leaf Way, Santa Rosa Beach

MLS® #908478

\$1,790,000

4 Bedroom, 5.00 Bathroom, 2,621 sqft

Residential on 0.00 Acres

DRAPER LAKE COASTAL VILLAGE, Santa Rosa Beach, FL

This architect-designed home is a nature lover's paradise surrounded by established trees and multiple trails all within the neighborhood of Draper Lake Coastal Village. Located at the quieter end of 30A near unspoiled Blue Mountain Beach, it is close to Draper Lake, a rare coastal dune lake with a dock in its own conservation area. The home delights from the outset with an attractive covered front porch and ample parking. Inside, the open floor plan is enhanced by natural oak flooring, textured walls and daylight pouring through multiple windows and doors. A long breakfast bar creates a boundary between the living area and the kitchen. White cabinets, stainless appliances and a farmhouse sink make this a practical yet attractive area for cooking and entertaining. Outdoor enthusiasts will appreciate the side entrance hall with lockers and space to kick off shoes. The ground-floor owner's suite has its own balcony and en suite with soaking tub, twin vanities and a large tiled shower. Upstairs, there's a second owner's suite with an identical en suite and generous closet. A laundry room and additional guest room round out the spacious accommodations. Set in the gated, rental-restricted coastal community of Draper Lake Coastal Village, this attractive home is ideal as a primary or secondary residence. There's a beautifully appointed community pool nearby with dappled shade and a cozy gathering place with a fireplace. Nearby, a



small park marks the start of multiple trailheads around Draper Lake for those wanting to start the day exercising with the sights and sounds of nature.

Built in 2017

Essential Information

MLS® #	908478
Price	\$1,790,000
Bedrooms	4
Sold Price	\$1,605,000
Bathrooms	5.00
Date Sold	2022-12-22
Full Baths	4
Days until Sold	93
Half Baths	1
Square Footage	2,621
Acres	0.00
Year Built	2017
Type	Residential
Sub-Type	Detached Single Family
Style	Craftsman Style
Status	Sold

Community Information

Address	12 Narrow Leaf Way
Area	17 - 30A West
Subdivision	DRAPER LAKE COASTAL VILLAGE
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Amenities	Dock, Fishing, Gated Community, Pets Allowed, Pool, Waterfront
Utilities	Electric, Gas - Natural, Phone, Public Sewer, Public Water, TV Cable
Parking	Carport Attached
Has Pool	Yes

Pool	Community
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Interior

Interior Features	Ceiling Raised, Fireplace, Floor Hardwood, Floor Tile, Furnished - None, Lighting Recessed, Wallpaper
Appliances	Dishwasher, Dryer, Microwave, Range Hood, Refrigerator W/IceMk, Smoke Detector, Stove/Oven Gas, Washer
Heating	Heat Cntrl Electric
Cooling	AC - Central Elect
Fireplace	Yes
Fireplaces	Fireplace
# of Stories	2

Exterior

Exterior	Roof Metal, Siding Wood, Trim Wood
Exterior Features	Porch Screened
Lot Description	Covenants, Dead End, Interior, Restrictions, Within 1/2 Mile to Water
Roof	Roof Metal

School Information

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	606
Zoning	Resid Single Family
HOA Fees	870.00
HOA Fees Freq.	Quarterly

Listing Details

Listing Office	Scenic Sotheby's International Realty
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