

# **\$3,675,000 - 235 Scrub Oak Circle, Santa Rosa Beach**

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MLS® #918665

**\$3,675,000**

4 Bedroom, 4.00 Bathroom, 2,510 sqft

Residential on 0.00 Acres

WATERCOLOR, Santa Rosa Beach, FL

Sophisticated charm and private indulgence define the coastal palette of this bright and beautiful beach cottage nestled on the quietest of streets in the heart of WaterColor's highly-coveted Phase III. With more than 2,500 square feet of living space, this four-bedroom, four-bath coastal retreat overlooks a nature preserve and affords owners ultimate privacy and serenity with an effortless walk over the bridge to the town center and beaches of WaterColor. The stunning interior of this upscale beach cottage is thoughtfully curated with exceptional finishes from Serena & Lily, Cailini Coastal, and Beau Interiors including original artworks, vintage collectibles, one-of-a-kind antique selections, gorgeous custom rugs, and even a new custom-built back porch swing. Discerning buyers will appreciate further practical enhancements including the new dishwasher, washer/dryer, hot water heater, custom lighting, modern ceiling fans, refinished decking, and interior and exterior paint, giving the entire property a fresh makeover from the inside out.

Aesthetically pleasing fine touches begin upon entry to the first level with the entryway antique wabi-sabi console table and continue through the spacious open family room dressed with Serena & Lily furniture and accessories that create the perfect palette for entertaining. The eye-catching shell fireplace creates an irresistible focal point while luxury furniture



from Beau Interiors invites indulgence and relaxation with a favorite movie or novel. The well-appointed gourmet kitchen features high-end stainless-steel appliances, Sub-Zero refrigerator, gas range, a beautiful custom tile backsplash, gorgeous quartz countertops, and a roomy island for prep and added seating. The dining table creates a spacious spot for memorable celebrations and friendly family board game matches. The guest space on this level features a king bed, shared bathroom with custom armoires. The refined and relaxed feel continues through the guest spaces on the second level. There are two king suites each with a private ensuite, and a guest suite featuring two full beds and twin Nico & Yeye trundle beds and a chest of drawers. This space also has a private bath. All bathroom fixtures, sinks and toilets have been completely updated.

In juxtaposition to its high-end finishes, Scrub Oak retains a laid-back beachy ambiance. Two large screened porches overlook the stunning secluded pool with luscious landscaping and exquisite Serena & Lily furnishings. The view continues seamlessly to the shady green space beyond the back gate. The front porch is 150 yards from the famous Frog Pool--the kid's favorite space. Youngsters can safely ride bikes around this neighborhood in the Lake District or walk the peaceful nature trails and boardwalks.

Wise investors will note the large laundry room, dedicated parking spots, abundant storage, and two owners' closets thoughtfully integrated with future rentals in mind. All furnishings will convey along with a propane grill and a new handy six-seat golf cart for adventuring nearby. Buyers desiring the ultimate in vacation services will appreciate this home's proximity to WaterColor's amenities and the beach. Guests of

WaterColor enjoy access to the newly expanded WaterColor Beach Club, featuring a new main pool and lounge area, a second pool deck with additional lounge seating, and a third pool with zero-entry, an enhanced WaterColor Grill, and a new sunset bar Costa Chica. All have scenic views of the Gulf of Mexico. One of the newer communities along Florida's idyllic 30A, WaterColor has a prime waterfront spot on the gulf and a plethora of activities to entertain beachgoers of all ages. Tucked between Seaside, Florida, and Grayton Beach State Park in South Walton, this neighborhood of charming homes and tree-shaded lanes is on the rise.

Built in 2005

**Essential Information**

MLS® #	918665
Price	\$3,675,000
Bedrooms	4
Sold Price	\$3,500,000
Bathrooms	4.00
Date Sold	2023-05-15
Full Baths	4
Days until Sold	66
Square Footage	2,510
Acres	0.00
Year Built	2005
Type	Residential
Sub-Type	Detached Single Family
Style	Beach House
Status	Sold

**Community Information**

Address	235 Scrub Oak Circle
Area	18 - 30A East
Subdivision	WATERCOLOR
City	Santa Rosa Beach

County	Walton
State	FL
Zip Code	32459

### Amenities

Amenities	Beach, Deed Access, Dock, Dumpster, Elevators, Fishing, Pavillion/Gazebo, Pickle Ball, Picnic Area, Playground, Pool, Tennis, TV Cable, Waterfront
Utilities	Electric, Gas - Natural, Phone, Public Sewer, Public Water, Tap Fee Paid, TV Cable, Underground
Parking	Carport Attached, Covered, Golf Cart Covered
Has Pool	Yes
Pool	Pool - Gunite Concrtr, Pool - Heated, Pool - In-Ground, Private

### Interior

Interior Features	Breakfast Bar, Built-In Bookcases, Ceiling Beamed, Ceiling Crwn Molding, Fireplace, Floor Hardwood, Floor Tile, Furnished - All, Lighting Recessed, Newly Painted, Owner's Closet, Pantry, Renovated, Shelving, Washer/Dryer Hookup, Window Treatment All, Woodwork Painted
Cooling	AC - Central Elect, Ceiling Fans
Fireplace	Yes
Fireplaces	Fireplace
# of Stories	2

### Exterior

Exterior	Foundation Off Grade, Frame, Siding CmntFbrHrdBrd
Exterior Features	BBQ Pit/Grill, Fenced Privacy, Hot Tub, Patio Enclosed, Pool - Gunite Concrtr, Pool - Heated, Pool - In-Ground, Porch Screened, Renovated, Shower
Lot Description	Cleared, Covenants, Curb & Gutter, Interior, Restrictions
Construction	Frame
Foundation	Foundation Off Grade

### School Information

Elementary	Dune Lakes
Middle	Emerald Coast
High	South Walton

### Additional Information

Days on Website	436
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Zoning	Resid Single Family
HOA Fees	1272.00
HOA Fees Freq.	Quarterly

**Listing Details**

Listing Office	Scenic Sotheby's International Realty
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