

# \$1,999,000 - 9 Lyonia Lane, Santa Rosa Beach

MLS® #922718

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## \$1,999,000

4 Bedroom, 3.00 Bathroom, 1,894 sqft  
Residential on 0.11 Acres

WATERCOLOR, Santa Rosa Beach, FL

Welcome to 9 Lyonia Lane! This charming beach cottage is located in the amenity rich Watercolor Resort, just steps away from the tennis courts, the beautiful Watercolor Beach Club and white sand beaches of the Emerald Coast. Offered fully furnished, this 4 bedroom, 3 bathroom home offers plenty of room for the whole family. The coastal decor and classic finishes give the home a warm and inviting appeal. Equipped with a chef's kitchen featuring stainless steel appliances, this light and bright cottage boasts high ceilings, abundant windows and doors and wood floors throughout, this property is sure to wow. Enjoy two expansive porches one with swing bed - one overlooking a lovely preserve area. With access to the Beach Club and 5 other pools, tennis and pickleball courts, paddle board or K



Built in 2004

## Essential Information

Status	Sold
MLS® #	922718
Sale Date	August 4th, 2023
Sale Price	\$2,150,000
List Price	\$1,999,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,894

Acres	0.11
Year Built	2004
Type	Residential
Sub-Type	Detached Single Family
Style	Florida Cottage

### **Community Information**

Address	9 Lyonia Lane
Area	18 - 30A East
SubArea	1802 - East of Hwy 395
Subdivision	WATERCOLOR
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

### **Amenities**

Amenities	Beach, Deed Access, Dock, Fishing, Pets Allowed, Pickle Ball, Picnic Area, Playground, Pool, Short Term Rental - Allowed, Tennis, TV Cable, Waterfront
Utilities	Electric, Phone, Public Sewer, Public Water, TV Cable
Parking	Carport, Carport Detached
Has Pool	Yes
Pool	Community

### **Interior**

Interior Features	Ceiling Vaulted, Floor Hardwood, Furnished - All, Lighting Recessed, Owner's Closet, Walls Wainscoting, Washer/Dryer Hookup
Appliances	Dishwasher, Dryer, Freezer, Microwave, Refrigerator W/IceMk, Smoke Detector, Smooth Stovetop Rnge, Washer
Cooling	AC - Central Elect
# of Stories	2

### **Exterior**

Exterior	Foundation On Piling, Frame, Roof Metal, Roof Pitched, Siding CmntFbrHrdBrd, Trim Wood
Exterior Features	Porch, Porch Screened
Lot Description	Covenants, Cul-De-Sac, Dead End, Restrictions, Within 1/2 Mile to Water
Roof	Foundation On Piling, Roof Metal, Roof Pitched

Construction	Frame
Foundation	Foundation On Piling

**School Information**

Elementary	Dune Lakes
Middle	Emerald Coast
High	South Walton

**Additional Information**

Zoning	Resid Single Family
HOA Fees	1602.00
HOA Fees Freq.	Quarterly

**Listing Details**

Listing Office	Berkshire Hathaway HomeServices
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