

\$6,500,000 - 73 Western Lake Drive, Santa Rosa Beach

MLS® #923950

\$6,500,000

5 Bedroom, 6.00 Bathroom, 4,422 sqft
Residential on 0.17 Acres

WATERCOLOR, Santa Rosa Beach, FL

Welcome to 73 Western Lake Drive where coastal luxury meets unrivaled sophistication. Primely located in Phase I of Watercolor along Scenic Highway 30A, this meticulously crafted and designed home boasts 5 bedrooms & 6 baths, including a detached carriage house with a fully equipped kitchen. Every detail of this home exudes opulence and refinement making it a true masterpiece in its own right. Prepare to be captivated as you step into the heart of this residence-- reclaimed white oak flooring leads into the expansive open kitchen, designed by Le Gardes of New Orleans, a true culinary haven. Venetian marble countertops and custom cherry cabinets are highlighted by 12' shiplapped ceilings. The kitchen is equipped with top-of-the-line Wolf, Miele, and Subzero appliances. A convenient butler's pantry and dedicated wine cooler makes entertaining guests effortless and enjoyable.

The living room features a semi-private dining area and an abundance of windows that invite the gentle coastal breeze and warm natural light. The room is tied together by a double-sided marble fireplace centerpiece that adds an air of sophistication to the space. Floor-to-ceiling French doors leading out from the living room to the private heated pool create an idyllic and dynamic entertainment space. With over 2,500 square feet of covered porch space trimmed out in impeccable ipe cypress, this residence seamlessly merges



indoor and outdoor living, allowing you to be fully immersed in the tranquility of a private oasis while still being in the heart of Watercolor.

The reclaimed white oak flooring gracefully guides you through the residence, infusing rustic charm and timeless character at every step. The soaring coffered ceilings create an ambiance of grandeur, evoking a sense of awe and admiration. The second floor provides a more private retreat and boasts the generously sized owner's suite. The owner's primary suite is a spacious 20x20 masterpiece that has its own private deck, walk-in closet, and ensuite bathroom with a walk-in shower and freestanding bathtub. Three guest bedroom suites also occupy the second floor, each meticulously appointed to offer the utmost in luxury living. Two of these suites present a unique arrangement of queen-over-queen bunk beds, providing a playful yet elegant space for family and guests. One of the most unique features of the home is a secret passage door behind the bookcase that leads to a spiral staircase, unveiling a third-floor tower room, where you can immerse yourself in panoramic sunset vistas and views of the Gulf of Mexico as you relax in ample seating.

Nestled above the oversized, two-car garage is a private carriage house that exudes both comfort and functionality. This separate living space offers a retreat of its own, complete with a full kitchen, a generously sized bedroom capable of accommodating a king-size bed, a private bath, and its own living room that comfortably seats six. The kitchen boasts a convection microwave, induction cooktop, and beverage cooler.

One of the most iconic communities along Florida's idyllic 30A, WaterColor has a state-of-the-art waterfront beach club and a

plethora of activities to entertain beachgoers of all ages. Additional amenities include Camp Watercolor, multiple parks and walking/running trails, the boathouse for paddleboard and kayak rentals, and multiple community pool and sporting options. Tucked between Seaside and Grayton.

Built in 2006

Essential Information

Status	Sold
MLS® #	923950
Sale Date	July 17th, 2023
Sale Price	\$6,400,000
List Price	\$6,500,000
Bedrooms	5
Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	4,422
Acres	0.17
Year Built	2006
Type	Residential
Sub-Type	Detached Single Family
Style	Beach House

Community Information

Address	73 Western Lake Drive
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, Boat Launch, Deed Access, Dock, Exercise Room, Handicap
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	Provisions, Pavillion/Gazebo, Pets Allowed, Picnic Area, Playground, Pool, Tennis, TV Cable, Waterfront
Utilities	Public Sewer, Public Water
Parking Spaces	2
Parking	Garage Detached
# of Garages	2
Has Pool	Yes
Pool	Pool - In-Ground, Private

Interior

Interior Features	Floor Hardwood, Floor Tile, Furnished - All, Kitchen Island
Appliances	Cooktop, Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Wine Refrigerator
Heating	AC - Central Gas
Cooling	AC - Central Gas, Ceiling Fans
# of Stories	3

Exterior

Exterior	Foundation On Piling, Roof Metal, Siding CmntFbrHrdBrd, Trim Wood
Exterior Features	Balcony, Guest Quarters, Pool - In-Ground, Porch, Separate Living Area
Lot Description	Level
Roof	Foundation On Piling, Roof Metal
Foundation	Foundation On Piling

School Information

Elementary	Dune Lakes
Middle	Seaside
High	South Walton

Additional Information

Zoning	Resid Single Family
HOA Fees	1662.00
HOA Fees Freq.	Quarterly

Listing Details

Listing Office	Compass
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