

\$6,500,000 - 107 Blackwater Street, Santa Rosa Beach

MLS® #900888

\$6,500,000

5 Bedroom, 8.00 Bathroom, 6,442 sqft

Detached Single Family on 0.00 Acres

WATERCOLOR, Santa Rosa Beach, FL

A truly one-of-kind opportunity, this impressive 5 Bed/5 Bath/3 Half Bath WaterColor estate nestled along the peaceful shores of Western Lake offers a luxurious lifestyle not easily attained in the 30A area with every desirable feature imaginable including a lake front infinity edge swimming pool with outdoor living area, a high-tech theater room with wet bar, an elevator, recently updated furniture & finishes, and a two-car garage. Designed by Savoie Architects, the elegant, contemporary styling of this residence sets it apart from other community properties. A welcoming covered front porch is highlighted by a stunning 11' mahogany front door with custom beveled glass. The gracious foyer leads to an open concept living and dining area with gorgeous Brazilian walnut floors and walnut wine display and ceiling accents including a built-in entertainment center. A travertine marble hearth complements the linear Napoleon gas fireplace creating a cozy atmosphere for gathering with a wall of natural light from the Merbeu wood folding door system across the rear of the home overlooking the picturesque lake front pool area.

Designed by German manufacturer Poggenpohl, the kitchen stuns with floor-to-ceiling cabinetry, open glass shelving, quartz countertops, a white ice tile ceiling treatment, a quartz waterfall center island with



Miele glass top stove and vented hood, a custom Miele appliance package, Bosch twin dishwashers, and built-in Sub-Zero refrigerator and freezer. A contemporary glass breakfast bar seats five while an additional light-filled dining space is located off the kitchen with a contemporary glass chandelier.

Custom-designed tables and chairs imported from Italy complete the dining spaces.

Open the folding door system in the living and dining area to unite the indoor and outdoor entertaining spaces gather around the waterfront patio with heated infinity pool, spa, summer kitchen, two fire bowls, outdoor tv, and ample lounge space all overlooking the tranquil coastal landscape surrounding Western Lake. Two offices, and two powder rooms are also located on the first floor.

A striking stairwell with stainless handrails and frosted glass back-lit risers dazzles with a custom 30-foot glass chandelier that effortlessly hovers above all levels. On the second level, find two covered porches, a powder room, a guest room with balcony, and the theater room. Professionally designed, the theater room features state-of-the-art lighting and projection system, a 140" sound-thru screen, two rows of recliners, and a wet bar. The master suite is also located on this level featuring wood and tile accent walls, a linear gas fireplace, tray ceiling, private balcony, and his and hers walk-in closets. The stunning ensuite offers a soaking tub, glass shower with rainfall shower head, an oversized vanity, and walnut accents.

The third level includes two guest suites and a bunk room, each with a private bathroom. Additional features of this property include a large driveway, two-car garage, state-of-the-art Control 4 system that powers home audio and video throughout the home with a touch system also compatible with Apple devices, a

central vacuum system, and a Guardian Air 'Clean Air System'.

Located on 499 acres in the renowned South Walton beaches, the WaterColor community offers the charm of small-town life. Exceptional community amenities include six beautiful swimming pools, a recently renovated gulf front beach club, nature trails, a Boathouse offering kayaking, canoeing and paddle boarding, a fitness center, outstanding tennis facility, Camp WaterColor for kids with lazy river and waterslide, parks, and green spaces.

Built in 2012

Essential Information

MLS® #	900888
Sold Price	\$6,500,000
List Price	\$6,725,000
Bedrooms	5
Bathrooms	8.00
Full Baths	5
Half Baths	3
Square Footage	6,442
Acres	0.00
Year Built	2012
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Contemporary
Status	Sold

Community Information

Address	107 Blackwater Street
Area	18 - 30A East
Subdivision	WATERCOLOR
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Amenities	Beach, Dock, Elevators, Exercise Room, Fishing, Pets Allowed, Picnic Area, Playground, Pool, Tennis, TV Cable, Waterfront
Utilities	Electric, Gas - Natural, Public Sewer, Public Water
Parking Spaces	2
Parking	Garage Attached
# of Garages	2
Has Pool	Yes
Pool	Pool - In-Ground, Private, Community

Interior

Interior Features	Breakfast Bar, Built-In Bookcases, Ceiling Crwn Molding, Ceiling Raised, Ceiling Tray/Cofferd, Floor Hardwood, Floor Tile, Furnished - All, Kitchen Island, Washer/Dryer Hookup, Wet Bar, Window Treatment All, Fireplace 2+, Lighting Track, Woodwork Stained, Elevator
Appliances	Auto Garage Door Opn, Cooktop, Dishwasher, Disposal, Dryer, Ice Machine, Microwave, Oven Double, Oven Self Cleaning, Range Hood, Refrigerator, Security System, Smoke Detector, Washer, Wine Refrigerator, Central Vacuum, Smooth Stovetop Rnge
Cooling	AC - 2 or More, AC - Central Elect, AC - High Efficiency, Water Heater - Two +
Fireplace	Yes
Fireplaces	Fireplace 2+
# of Stories	3

Exterior

Exterior	Roof Metal, Siding CmntFbrHrdBrd, Foundation On Piling
Exterior Features	Balcony, BBQ Pit/Grill, Deck Covered, Fenced Back Yard, Fenced Privacy, Fireplace, Patio Covered, Pool - In-Ground, Sprinkler System, Summer Kitchen, Deck Open, Hot Tub, Separate Living Area
Lot Description	Within 1/2 Mile to Water, Wooded
Windows	Double Pane Windows
Roof	Roof Metal, Foundation On Piling
Foundation	Foundation On Piling

School Information

Elementary	Bay
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	692
Zoning	Resid Single Family
HOA Fees	1662.00
HOA Fees Freq.	Quarterly

Listing Details

Listing Office Scenic Sotheby's International Realty

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