

# \$1,300,000 - 109 W Nursery Road, Santa Rosa Beach

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MLS® #981118

**\$1,300,000**

4 Bedroom, 5.00 Bathroom, 3,121 sqft

Detached Single Family on 0.52 Acres

Santa Rosa, Santa Rosa Beach, FL

This is an exceptional new construction residence offering direct access to Choctawhatchee Bay, thoughtfully designed with upscale finishes, flexible living spaces, and no HOA-bring your boat, RV, or water toys and enjoy true coastal freedom.

Spanning three levels, this home opens to an expansive open-concept layout flooded with natural light and anchored by neutral hardwood floors throughout. A custom iron staircase adds a striking architectural detail as you move through the space. The chef's kitchen impresses with quartz countertops, a waterfall-edge island with bar seating, stainless steel appliances, a six-burner gas stove, and a custom wood range hood. A large walk-in pantry is tucked behind showcasing custom cabinetry and provides exceptional storage. A stylish powder room just off the kitchen features designer touches to wow your guests along side a spacious bonus room, ideal for a media or game room!

The primary suite, privately situated on the main level, offers breathtaking water views and a luxurious en-suite bathroom with dual vanities, a large walk-in shower with glass enclosure and floor-to-ceiling tile, white gold hardware, and a soaking garden tub-a perfect retreat after a day on the bay.

Upstairs, you'll find 3 guest bedrooms, each with their own en-suite bathroom, along with a



loft area great for a study space.

Outdoor living is elevated with spacious, covered balconies featuring wood-detailed ceilings, creating a cozy and inviting space year-round. The covered two-car carport below doubles as an entertaining space that is perfect for gatherings in any season as an extension to the interior space.

And the best part? Your private dock with boat lift means you're just steps away from open water adventures in the bay and bayou for sunset cruises. The water depth ranges from 3-4 feet throughout the year, making it suitable for pontoons, center console boats with a shallow draft, jet skis, kayaking and paddle boarding!

This home is a rare blend of luxury, functionality, and waterfront living- positioned just 20 minutes to the coveted 30A and 10 minutes into SanDestin for shopping, dining, and beautiful white beaches. Furnishings are negotiable and the back yard possibilities are endless with space for a pool, putting green, and more as shown in the renderings.

Built in 2024

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | 981118      |
| Sold Price     | \$1,300,000 |
| List Price     | \$1,435,000 |
| Bedrooms       | 4           |
| Bathrooms      | 5.00        |
| Full Baths     | 4           |
| Half Baths     | 1           |
| Square Footage | 3,121       |
| Acres          | 0.52        |
| Year Built     | 2024        |

|          |                        |
|----------|------------------------|
| Type     | Detached Single Family |
| Sub-Type | Detached Single Family |
| Style    | Beach House            |
| Status   | Sold                   |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 109 W Nursery Road          |
| Area        | 16 - North Santa Rosa Beach |
| Subdivision | Santa Rosa                  |
| City        | Santa Rosa Beach            |
| County      | Walton                      |
| State       | FL                          |
| Zip Code    | 32459                       |

### Amenities

|               |                                                                                 |
|---------------|---------------------------------------------------------------------------------|
| Utilities     | Electric, Gas - Propane, Private Well, Public Sewer, Public Water, Tap Fee Paid |
| Parking       | Boat, Oversized, See Remarks, Covered                                           |
| View          | Bay, Bayou                                                                      |
| Is Waterfront | Yes                                                                             |
| Waterfront    | Bay, Bayou, Shore - Natural                                                     |

### Interior

|                   |                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Crown Molding, Kitchen Island, Recessed Lighting, Pantry, Shelving, Wallpaper, Washer/Dryer Hookup |
| Appliances        | Dishwasher, Microwave, Range Hood, Electric Water Heater, Tankless Water Heater                                   |
| Cooling           | Central Air, Ceiling Fan(s)                                                                                       |
| # of Stories      | 3                                                                                                                 |

### Exterior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Exterior Features | Balcony, Boat Slip, Boatlift, Dock, Lawn Pump, Sprinkler System |
| Lot Description   | Level, Survey Available, Within 1/2 Mile to Water               |
| Roof              | Metal                                                           |
| Construction      | Foundation Stilts, Siding CmntFbrHrdBrd                         |
| Foundation        | Foundation On Piling                                            |

### School Information

|            |               |
|------------|---------------|
| Elementary | Van R Butler  |
| Middle     | Emerald Coast |

High South Walton

### **Additional Information**

Days on Website 423  
Zoning Resid Single Family

### **Listing Details**

Listing Office Christies International Real Estate Emerald Coast

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