

# **\$8,751,000 - 131 W St. Lucia Lane, Santa Rosa Beach**

MLS® #911948

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## **\$8,751,000**

5 Bedroom, 5.00 Bathroom, 4,126 sqft  
Detached Single Family on 0.19 Acres

RETREAT THE, Santa Rosa Beach, FL

Elegantly presiding upon the manicured dunes in the exclusive community of The Retreat, this worldly-inspired compound property provides a reprieve from the expected. Upon entry into the community through the meandering tree-lined drive, property intenders will be warmly welcomed by mature vegetation and spacious homesites, accented by the redesigned Beach Club -- an amenity second to none on the west end of 30A. A case study of both enchantment and architectural detailing craft a unique experience at 131 West St. Lucia Lane, imagined by the late architect Dawn Thurber and brought to life by the meticulous craftsman at Davis Dunn Construction. The courtyard entryway to the three-level home provides a strong sense of arrival, while manicured foliage and plentiful outdoor spaces on the main level provide mesmerizing views of the glittering gulf waters from each level of the property. This fully concrete construction home elicits a powerful aura of quality, while details such as a summer kitchen, fire pit, and heated gulf-front outdoor pool ensure that time spent within the property's footprint is as special as possible.

A main level gulf-facing bedroom with direct patio access and a hallway-accessible full bath anchors the first of three levels in this home, while access to the two-car garage with a three-stop elevator and a flex room directly off the covered patio finishes off this level. Herringbone brick flooring and mitered edge



shiplap walls provide a delightful blend of heritage and contemporary styling upon entry into the property.

The second level of the home provides a masterful living experience courtesy of articulated living, formal dining and an expansive chef's kitchen space, fully outfitted with Wolf and Sub-Zero appliances; further accented by reclaimed maple flooring. The living area offers two seating areas, one anchored by a brick facade fireplace, while the larger of the two areas gifts covered deck access with endless views to the south and west of the home. A corner office/flex room on the second level provides direct gulf views through oversized windows, while a northern view guest room featuring a full en suite and a hall half-bath finish out this level.

On the third floor of the home, the master suite provides artful solace to all who call this home their own. Endless southern vistas of the aquamarine waters of the Gulf of Mexico ensure a perfect wake-up call each morning while an expansive marble-clad master bath embodies ultra-luxe living. Two additional guest bedrooms on the third level, each with private en suites ensure convenience and accommodation, while the western guest room crafts two distinct view corridors over both the Gulf of Mexico and mesmerizing Draper Lake.

Built in 2007

**Essential Information**

MLS® #	911948
Sold Price	\$8,751,000
List Price	\$8,750,000
Bedrooms	5
Bathrooms	5.00
Full Baths	4

Half Baths	1
Square Footage	4,126
Acres	0.19
Year Built	2007
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Villa
Status	Sold

### **Community Information**

Address	131 W St. Lucia Lane
Area	17 - 30A West
Subdivision	RETREAT THE
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

### **Amenities**

Amenities	Beach, Deed Access, Gated Community, Pavillion/Gazebo, Pets Allowed, Pool, No Short Term Rental, Waterfront
Utilities	Electric, Gas - Natural, Public Sewer, Public Water, TV Cable, Underground
Parking Spaces	2
Parking	Garage Attached
# of Garages	2
Is Waterfront	Yes
Waterfront	Gulf
Has Pool	Yes
Pool	Pool - Heated, Pool - In-Ground, Private

### **Interior**

Interior Features	Built-In Bookcases, Ceiling Raised, Ceiling Vaulted, Elevator, Fireplace Gas, Floor Hardwood, Floor Tile, Furnished - None, Kitchen Island, Lighting Recessed, Pantry, Upgraded Media Wing, Washer/Dryer Hookup, Window Treatment All
Appliances	Dishwasher, Disposal, Microwave, Oven Self Cleaning, Refrigerator W/IceMk, Smoke Detector, Stove/Oven Gas
Heating	Heat Cntrl Electric

Cooling	AC - Central Elect, Ceiling Fans
Fireplace	Yes
Fireplaces	Fireplace Gas
# of Stories	3

## Exterior

Exterior	Block, Concrete, Foundation On Piling, Roof Composite Shngl, Siding Brick Some, Stucco, Trim Wood
Exterior Features	Balcony, BBQ Pit/Grill, Deck Covered, Deck Open, Fenced Back Yard, Patio Covered, Patio Open, Pool - Heated, Pool - In-Ground, Shower
Lot Description	Covenants, Restrictions, Survey Available, Within 1/2 Mile to Water
Windows	Double Pane Windows, Storm Windows
Roof	Block, Foundation On Piling, Roof Composite Shngl
Foundation	Foundation On Piling

## School Information

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

## Additional Information

Days on Website	534
Zoning	Resid Single Family
HOA Fees	6500.00
HOA Fees Freq.	Annually

## Listing Details

Listing Office	Scenic Sotheby's International Realty
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