

\$4,246,200 - 152 Climbing Rose Way, Santa Rosa Beach

MLS® #968542

\$4,246,200

5 Bedroom, 7.00 Bathroom, 5,440 sqft

Detached Single Family on 0.14 Acres

WATERCOLOR, Santa Rosa Beach, FL

Discover unparalleled luxury in Phase V Watercolor which is a pristine new section of Watercolor that's rental restricted to 12 months, providing an enclave of privacy and exclusion while still allowing extraordinary access and positioning to enjoy all of the amenities that Watercolor is so famously known for. Crafted by Chancey Architects, this expertly designed residence stands as the epitome of architectural excellence. Spanning three meticulously planned levels and boasting over 5,400 square feet, every inch of this home exudes sophistication and charm. Nestled amidst natural beauty, with pristine preserve areas to the North and serene pond frontage to the rear, Park District offers a serene oasis. Step onto the expansive outdoor porch space, stretching over 1,000 square feet, and immerse yourself in the tranquility of its prime homesite location.

Inside, indulge in the exquisite craftsmanship and bespoke details that adorn each room. The first floor welcomes you with a primary bedroom featuring an ensuite bathroom, offering a luxurious retreat for homeowners. Additionally, delight in the presence of a wine room, perfectly situated for entertaining guests or indulging in quiet moments of relaxation.

Ascend to the second floor, where another primary bedroom awaits, complete with an ensuite bathroom and a balcony overlooking the picturesque surroundings. Two additional



bedrooms on this level provide ample space for family or guests, with one boasting a private balcony for added charm.

The third floor unveils a full bathroom, along with a versatile office space and recreational area, providing endless possibilities for relaxation and productivity.

Throughout the entire house, zellige tile adds an artisanal touch, complementing the warmth of reclaimed oak floors that flow effortlessly from room to room. No detail has been spared in creating a space that radiates timeless elegance and comfort.

Venture outside to discover the carriage house, overlooking the massive pool area and lush greenery beyond. This charming structure offers more than just picturesque views; it features a kitchenette and a full bathroom, providing additional convenience and comfort for guests or as a private retreat.

Additionally, Phase V residents enjoy exclusive access to a community pool, enhancing the sense of community and providing yet another opportunity to relax and unwind in this idyllic coastal setting. You also have access to Watercolor's world-class amenities, including a beach club, waterpark, coastal dune lakes, parks, walking and biking paths, as well as shopping and dining options.

Please reach out to us today for the cost-to-own for the property.

Built in 2023

Essential Information

MLS® #	968542
Sold Price	\$4,246,200
List Price	\$4,195,000

Bedrooms	5
Bathrooms	7.00
Full Baths	6
Half Baths	1
Square Footage	5,440
Acres	0.14
Year Built	2023
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Sold

Community Information

Address	152 Climbing Rose Way
Area	18 - 30A East
Subdivision	WATERCOLOR
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Utilities	Gas - Natural, Public Sewer, Public Water, TV Cable, Underground
Parking	Garage Door Opener, Garage Detached
# of Garages	1
Is Waterfront	Yes
Waterfront	Lake Front
Has Pool	Yes
Pool	In Ground

Interior

Interior Features	Bookcases, Vaulted Ceiling(s), Fireplace, Kitchen Island, Recessed Lighting, Pantry, Shelving, Wallpaper, Walls Paneled, Walls Wainscoting, Washer/Dryer Hookup, Wet Bar, Woodwork Painted
Appliances	Dishwasher, Disposal, Dryer, Freezer, Microwave, Range Hood, Refrigerator, Washer, Electric Water Heater
Heating	Central, Heat High Efficiency, Gas - Natural
Cooling	Central Air, Ceiling Fan(s)
Fireplace	Yes

Fireplaces	EPA Qualified Fireplace, Fireplace Gas
# of Stories	3
Exterior	
Exterior Features	Outdoor Grill, Balcony, Private Yard, Outdoor Shower, Outdoor Kitchen, Rain Gutters
Windows	Double Pane Windows, Window Treatments
Roof	Metal
Construction	Block, Concrete, Foundation Off Grade, Roof Pitched, Trim Wood, Siding CmntFbrHrdBrd

School Information

Elementary	Dune Lakes
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	577
Zoning	Resid Single Family

Listing Details

Listing Office	Compass
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