

\$3,650,000 - 17 St Barts Bay, Destin

MLS® #1000914

\$3,650,000

6 Bedroom, 7.00 Bathroom, 4,123 sqft

Detached Single Family on 0.31 Acres

DESTINY EAST PH 1, Destin, FL

Pristine architectural design resembling the courtyard homes of Alys Beach juxtaposed an exceptional 60x300' oversized estate lot characterize 17 St. Bart's Bay as one of the most private enclaves in Destin, FL, offering notable features such as a separate carriage house with two bedrooms, additional bunk room and 3 full baths as well as a gated private deeded beach access (one of only 5 homes that share a gated, private beach boardwalk) directly south of the home. Masterfully designed as a true coastal compound by Chris Stoyles of Archiscapes with interior design by Ashley Grant Interiors, where the comfort of home meets the feel of a boutique resort highlighted by an exemplary private pool & spa with lush gardens and manicured privacy. Built with an uncommon level of intention by Magnolia Custom Homes, this residence blends substantial construction, timeless materials, and resort-style amenities into a property that feels both elevated and enduring. In a market where many homes prioritize appearance over substance, this one delivers both.

From the moment you arrive, the difference is clear. More than 150 feet of poured concrete walls, steel-supported framing, and a four-foot-wide concrete footer beneath the courtyard create a level of structural integrity rarely found along the Emerald Coast. The striking and oversized 3 car garage boasts 10' tall garage doors and custom wood awning



with ample storage space and an elevated private parking court complete with Belgian cobblestone pavers all sitting over 25' above sea level. Every detail was engineered with longevity in mind, resulting in a home that feels as solid as it is refined.

Inside, the interiors strike a balance of warmth and sophistication. Soaring 20' vaulted ceilings in the living room with hand hewn cypress beams juxtaposed a pecky cypress ceiling from Amish carpenters provide an open air Caribbean layout that is both grandiose and welcoming. Reclaimed heart-of-pine flooring sourced from a historic Georgia barn adds character and depth, while shiplap, Venetian plaster, and level five drywall finishes create a clean, tailored backdrop throughout. Honed Namibian marble countertops, custom clay tile, marble, and dolomite baths continue the home's understated luxury. The living areas are indicative of a true open floorplan designed for both privacy and entertaining with a 16' long x 10' tall European nana wall that opens directly to the back patio and covered lanai. The kitchen is outfitted with a 60" Wolf gas range and griddle along with double ovens, dual Bosch dishwashers and a 48" Sub Zero refrigerator and freezer. The cabinetry is all custom built by Don Hill and his team with pecky cypress wood locally milled. The kitchen also provides a petit scullery complete with marble countertops, custom cabinetry reaching up to the 12' ceilings and ample storage and counter space. The primary suite lives like a private retreat, complete with a Victoria + Albert soaking tub and spa-like glass shower enclosure with 12' of suspended glass and floor to ceiling honed Asian statuary marble. The primary bedroom features 15' vaulted ceilings with cypress beams and pecky cypress accents as well as fully ship lapped siding and Venetian plaster gas vented fireplace. The primary suite also has a

storefront glass window that is 6'x10' overlooking the serene greenery and private gardens of the courtyard with direct access through the French double doors. Custom window treatments are found throughout the home featuring Belgian linens and Lutron controls.

The floor plan was thoughtfully designed for both everyday living and entertaining at scale. A first-floor primary suite is complemented by one additional guest room on the main level, with two more full sized bedroom suites on the second level including a bunk room with 4 queen bunk beds and custom linens as well as a junior primary suite. Ceiling heights reach 12 feet downstairs and soar beyond 20 feet above, allowing natural light to pour through the living spaces. Custom furnishings, Cisco couches and bespoke millwork by Don Hill including 10' custom cypress doors complete a fully curated interior experience. Surround sound is also integrated into the home both in the main house, carriage house and resort pool area.

At the heart of the property, the courtyard becomes its own private resort. A heated pool with laminar jets cornered by double steel reinforced concrete planters that house mature Sylvester palms flank the perimeter overflow spa and lounge areas, and rice white peacock paver decking. The outdoor lanai / covered living is an extension of the indoor living space adorned in details like the 15' vaulted ceilings, custom hanging gas lantern that provides ample ambience as well as a full outdoor summer kitchen with a lynx gas grill, large gas side burner and an outdoor refrigerator, quartz countertops as well as a separate sink and prep area. Fourteen custom gas lanterns create an unforgettable evening ambience, while newly upgraded courtyard doors and an outdoor fireplace enhance the year-round

lifestyle. Other notable features include synthetic turf for lasting durability and aesthetics in the back yard as well as a full sized children's custom playground located behind the carriage house all of which is surrounded by mature oak trees, olive groves and floral gardens that have been meticulously maintained for years.

This home has been a strict primary residence and has never been rented, however the home is permanently grandfathered to sleep up to 24 people as a short term rental through a Bert Harris settlement with the City of Destin.

17 St. Bart's Bay is more than a home--it is a legacy property. A residence where quality construction, thoughtful design, and an unmatched lifestyle come together behind the gates of one of Destin's most private coastal enclaves. Destiny East offers gated privacy with a central clubhouse with amenities including a private gym, theatre, pools, tennis courts and playground as well as direct access to the exceptional world class shopping, dining, golf courses, marinas and recreation that Destin is famously known for.

Built in 2018

Essential Information

MLS® #	1000914
Sold Price	\$3,650,000
List Price	\$4,195,000
Bedrooms	6
Bathrooms	7.00
Full Baths	6
Half Baths	1
Square Footage	4,123
Acres	0.31
Year Built	2018

Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Contemporary
Status	Sold

Community Information

Address	17 St Barts Bay
Area	14 - Destin
Subdivision	DESTINY EAST PH 1
City	Destin
County	Okaloosa
State	FL
Zip Code	32541

Amenities

Utilities	Electric, Gas - Natural, Phone, Public Sewer, TV Cable
Parking	Garage
# of Garages	3
Has Pool	Yes
Pool	Heated, In Ground

Interior

Interior Features	Fireplace, In-Law Floorplan, Kitchen Island, Pantry, Shelving, Wet Bar
Appliances	Dishwasher, Disposal, Dryer, Freezer, Microwave, Range Hood, Refrigerator, Washer
Heating	Gas - Natural
Fireplace	Yes
Fireplaces	EPA Qualified Fireplace, Fireplace Gas
# of Stories	2

Exterior

Exterior Features	Private Yard, Hot Tub
Lot Description	Covenants, Cul-De-Sac, Restrictions, Sidewalk, Within 1/2 Mile to Water
Construction	Concrete

School Information

Elementary	Destin
Middle	Destin
High	Fort Walton Beach

Additional Information

Days on Website 157

Zoning Resid Single Family

Listing Details

Listing Office Compass

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