

\$2,900,000 - 180 S Blue Heron Drive, Santa Rosa Beach

MLS® #920776

\$2,900,000

4 Bedroom, 5.00 Bathroom, 4,949 sqft

Detached Single Family on 0.46 Acres

MOORES LANDING, Santa Rosa Beach, FL

Boating and Entertainer's delight on private street with No HOA on a 1/2 acre of land located near Sandestin & minutes to 30a! This newly built home has 4br/4.5 baths plus bunk room on private street with sheltered water on the popular Choctawhatchee Bay. The large chef's kitchen features a 48" WOLF range, wet bar with built-in wine/bev. & "Sonic" style ice maker, an oversized quartz island and a giant butlers pantry. Home has 3 car garage, 3 fireplaces and a large screened in porch. The ground floor master suite features an oversized spa-like bathroom and overlooks the resort style hot tub and pool. Three additional bedrooms with en-suite baths plus bunk room, home gym/storage and media room are located on the second level. Brand new large dock with 16,000lb boat lift, (2) jet ski lifts & a custom "Killer Dock" fish cleaning station. There is bonus storage space on each level which is a rarity in newer coastal homes. Additional features include but not limited to: Hardwood Floors, Designer Lighting includes: Visual Comfort, Gabby and Serena & Lily, 500lb commercial grade ice maker, mudroom, parking to accommodate up to 10 cars, vaulted ceilings, built-in bookshelves, oversized butler's pantry, resort style heated and chilled pool with lap pool lane and large hot tub/spa, screened in porch with gas lines and venting in place for the outdoor kitchen of your dreams overlooking the bayou and sportsman's dock. ***To be noted..Interior renovation and additions include but not



limited to: 7" wide white oak hardwood floors throughout the home, complete interior re-paint job, powder room with new designer wallpaper, vanity & marble floors, master bath renovation includes new marble floors and hand glazed tile shower. All new cabinet hardware and new plumbing fixtures throughout, addition of commercial ice maker and extra refrigerator in garage, new shiplap accent walls, all new lighting & mirrors installed throughout the home, new fireplace surrounds with marble, shiplap and pecky cypress mantels, brand new hand glazed tile backsplash in wetbar and kitchen with new pot filler installed, new custom built shelving in garage, privacy fence installed around property, gutter system, circular paver driveway added, new landscape design, Ring Camera surveillance and alarm system, Sound equipment inside and outside ,custom window treatments & blinds added throughout the home, as well pool/ spa addition completed with a dock and boat lifts. Furniture, boat and jet skis are available at an additional cost.

Built in 2022

Essential Information

MLS® #	920776
Sold Price	\$2,900,000
List Price	\$2,995,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	4,949
Acres	0.46
Year Built	2022
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Florida Cottage

Status	Sold
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Community Information

Address	180 S Blue Heron Drive
Area	16 - North Santa Rosa Beach
Subdivision	MOORES LANDING
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Utilities	Electric, Public Water, TV Cable
Parking	Garage Attached
Is Waterfront	Yes
Waterfront	Bayou
Has Pool	Yes
Pool	Pool - Heated, Private

Interior

Interior Features	Ceiling Vaulted, Fireplace 2+, Fireplace Gas, Pantry, Wet Bar
Appliances	Auto Garage Door Opn, Dishwasher, Disposal, Fire Alarm/Sprinkler, Ice Machine, Microwave, Refrigerator W/IceMk, Smoke Detector
Cooling	AC - 2 or More
Fireplace	Yes
Fireplaces	Fireplace 2+, Fireplace Gas
# of Stories	2

Exterior

Exterior	Roof Metal
Exterior Features	Boatlift, Dock, Fenced Back Yard, Fireplace, Hot Tub, Pool - Heated, Porch Screened, Shower
Roof	Roof Metal

School Information

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	390
Zoning	Resid Single Family
HOA Fees	0.00

Listing Details

Listing Office	The Premier Property Group
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Listing information last updated on May 5th, 2024 at 12:18pm CDT