

\$970,000 - 205 Mallard Lane, Santa Rosa Beach

MLS® #974243

\$970,000

4 Bedroom, 3.00 Bathroom, 2,538 sqft

Detached Single Family on 0.22 Acres

CESSNA LANDING, Santa Rosa Beach, FL

Currently under contract, Seller will accept back up offers. Experience a home that truly embodies all that coastal living really means in this exquisite custom-designed home, just North of Highway 30A. Nestled within the gated, low density community of Cessna Landing, this modern coastal home offers unobstructed water views of the Bay, private community access to the waterfront, complete with a kayak and paddleboard launch, a community pool, and a public boat launch conveniently located across the street. And if you love the sandy beach and turquoise waters of Highway 30A, this home is positioned perfectly to enjoy both - just 3.8 miles directly South and your toes are in the sand! This 4 bedroom, 2.5 bath homes features a stunning entryway and a charming covered porch, perfect for your rocking chairs and watching sunsets. As you walk through the wooden French doors, you're welcomed by 10-foot ceilings, convenient powder room and an open floor plan, perfect for families who enjoy entertaining. The kitchen is fully equipped with Carrara marble countertops, stainless appliances, a Viking gas range, and modern coastal cabinetry. Natural light floods the dining area, creating a warm and inviting atmosphere, while designer lighting enhances the ambiance throughout. The living room offers a picturesque seating area anchored with a cozy shiplap-clad fireplace and is surrounded by full glass doors leading to an expansive southern-style, screened-in porch



with breathtaking Bay views. The main-level primary bedroom also has direct access to the screen-in porch and exudes luxury and privacy. This retreat features a large bedroom, walk-in closet, a lavish en-suite bathroom featuring dual vanities with marble countertops, a freestanding tub with a view and a stunning walk-in shower. You will love waking up to Bay views and being only 9 minutes to the sugar white sands each day!

The laundry room is also found on the main level. Adjacent to the laundry room you will find access to the lower level, which accesses the garage area and storage area which is great for kayaks, canoes, beach toys, bikes and so much more. The upper level provides three additional bedrooms with a large full bath providing ample space. One of the bedrooms also features a luxurious, generous-sized, balcony offering sweeping water views.

Step outside and enjoy a covered patio on the lower level, great for grilling and perfect for additional covered seating overlooking the lush landscaped backyard with cozy firepit. Imagine the memories made here after a day at the community pool or an afternoon fishing off the dock. The lower level can easily be accessed by the screened-in porch making it a great indoor outdoor living experience for all!

205 Mallard Lane is perfectly positioned to enjoy the lifestyle of a waterfront community while still being within a 9 minute drive to the sandy beaches. The community features underground utilities, natural landscaping for easy maintenance, highly-desirable community pool and dock for water activities. Being in this proximity to Cessna Landing Boat Ramp is also a great amenity for those who wish to fish, boat or enjoy Crab Island year round! This home is a rare find in one of the most sought-after neighborhoods in the area,

offering a blend of luxury, convenience, and natural beauty. Don't miss your opportunity to live at the beach, but have the luxury of privacy, serenity and southern charm on 30A!

Built in 2017

Essential Information

MLS® #	974243
Sold Price	\$970,000
List Price	\$988,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,538
Acres	0.22
Year Built	2017
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Florida Cottage
Status	Sold

Community Information

Address	205 Mallard Lane
Area	16 - North Santa Rosa Beach
Subdivision	CESSNA LANDING
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Utilities	Electric, Gas - Natural, Public Sewer, Public Water, Underground
Parking	Oversized, Garage
# of Garages	2
View	Bayou
Has Pool	Yes
Pool	In Ground

Interior

Interior Features	Breakfast Bar, Fireplace, Kitchen Island, Recessed Lighting
Appliances	Dishwasher, Microwave, Refrigerator, Electric Water Heater
Heating	Central, Gas - Natural
Cooling	Central Air, Ceiling Fan(s)
# of Stories	3

Exterior

Exterior Features	Balcony, Outdoor Shower
Lot Description	Within 1/2 Mile to Water
Windows	Window Treatments
Roof	Metal
Foundation	Foundation On Piling

School Information

Elementary	Dune Lakes
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	513
Zoning	Resid Single Family

Listing Details

Listing Office	Corcoran Reverie SRB
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