

\$1,350,000 - 22 Grand Flora Way, Santa Rosa Beach

MLS® #990652

\$1,350,000

4 Bedroom, 4.00 Bathroom, 3,739 sqft

Detached Single Family on 0.34 Acres

BOTANY BAYOU, Santa Rosa Beach, FL

Located in the exclusive gated community of Botany Bayou. This is a one of a kind home plan designed with a private guest space or for extended family. Over 2400 square feet on the main living floor includes 2 Bedrooms, Office, Living room, Kitchen, Dining and Bonus area. First floor includes large kitchen with 10' island, Great room with cathedral ceilings and rustic beams, and gas stone fireplace makes for cozy entertainment. Wood floors throughout with some tile in hallway and baths. The unique floor plan includes an additional 1200 square feet on second level w/ 2 Bedrooms with ensuite, Kitchenette and second Laundry. This home has many extras such as a storm/safe room and set up for generator. Foam insulation, 2 HVAC systems, ETC Extra Features;
Central Vac System with broom sweeps first and second floor
Full house Hot water recycle system
Instant Hot water at bar sink and kitchen sink upstairs
Water filtration at bar sink
Copper water lines throughout the house
Double Refrigerator/ Freezer unit replace 2021
Storm room is master bedroom closet with concrete walls/steel door and security
Casement windows
400 AMP electric panel and hook up for generator
Radiant Barrier with Tech Shield and foam insulation
HVAC replaced 2023



Bosch dishwasher replaced 2020

Built in 2012

Essential Information

MLS® #	990652
Sold Price	\$1,350,000
List Price	\$1,385,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	3,739
Acres	0.34
Year Built	2012
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Craftsman
Status	Sold

Community Information

Address	22 Grand Flora Way
Area	16 - North Santa Rosa Beach
Subdivision	BOTANY BAYOU
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Utilities	Electric, Gas - Natural, Public Sewer
Parking	Garage Door Opener, Oversized
# of Garages	2

Interior

Interior Features	Central Vacuum, In-Law Floorplan, Pantry, Washer/Dryer Hookup
Appliances	Dishwasher, Disposal, Freezer, Microwave
Heating	Central, Gas - Natural
Cooling	Central Air, Ceiling Fan(s)

Fireplace	Yes
Fireplaces	EPA Qualified Fireplace
# of Stories	2

Exterior

Windows	Double Pane Windows
Roof	Shingle
Construction	Frame, Brick, Shake Siding, Trim Vinyl, Trim Wood, Siding CmntFbrHrdBrd
Foundation	Slab

School Information

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	285
Zoning	Resid Single Family

Listing Details

Listing Office	Gottier Group Inc
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Listing information last updated on September 13th, 2026 at 5:07am CDT