

# \$2,760,000 - 236 Spartina Circle, Santa Rosa Beach

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MLS® #977090

**\$2,760,000**

5 Bedroom, 5.00 Bathroom, 2,817 sqft

Detached Single Family on 0.13 Acres

WATERCOLOR, Santa Rosa Beach, FL

Just steps from the vibrant amenities of Camp WaterColor, this beautifully designed five-bedroom, five-bathroom home sits on a desirable corner lot that blends privacy with convenience. From the moment you arrive, the home exudes coastal charm and timeless elegance, offering a seamless balance of relaxed luxury and refined craftsmanship.

A fully furnished carriage house with private upstairs access adds versatility—ideal for hosting guests, providing a quiet escape, or accommodating multi-generational living. Expansive porches totaling over 940 square feet invite you to enjoy the outdoors in comfort, with a screened-in area featuring a porch swing, ceiling fan, and peaceful, wooded views. On the first floor, two custom bunk rooms and additional guest suites open to shaded porches and are filled with soft natural light. Each bath is thoughtfully appointed with beadboard walls, natural tile, designer fixtures, and wood-trimmed vanities for a warm, spa-like feel.

A classic main stairwell with rich wood treads and white spindles introduces the home's clean, layered aesthetic. Every space is designed with intention, subtle in tone, inviting in texture, and bright with natural light.

Additional exterior features include a detached two-car garage, two extra parking spaces, fresh exterior paint, new gutters, and lush



landscaping that enhances privacy while connecting you to the heart of the WaterColor community.

Comfortably sleeping up to 14 guests and offered fully furnished, this rental-ready retreat captures the essence of WaterColor living where timeless design meets everyday livability in one of 30A's most sought-after neighborhoods.

Built in 2005

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | 977090                 |
| Sold Price     | \$2,760,000            |
| List Price     | \$2,945,000            |
| Bedrooms       | 5                      |
| Bathrooms      | 5.00                   |
| Full Baths     | 5                      |
| Square Footage | 2,817                  |
| Acres          | 0.13                   |
| Year Built     | 2005                   |
| Type           | Detached Single Family |
| Sub-Type       | Detached Single Family |
| Style          | Beach House            |
| Status         | Sold                   |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 236 Spartina Circle |
| Area        | 18 - 30A East       |
| Subdivision | WATERCOLOR          |
| City        | Santa Rosa Beach    |
| County      | Walton              |
| State       | FL                  |
| Zip Code    | 32459               |

**Amenities**

|           |                                                                                                                                           |
|-----------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | BBQ Pit/Grill, Beach, Deed Access, Dock, Exercise Room, Fishing, Golf, Pavillion/Gazebo, Picnic Area, Playground, Pool, TV Cable, Tennis, |
|-----------|-------------------------------------------------------------------------------------------------------------------------------------------|

|              |                                                                                                  |
|--------------|--------------------------------------------------------------------------------------------------|
|              | Waterfront, Pets Allowed                                                                         |
| Utilities    | Electric, Gas - Natural, Gas - Propane, Phone, Public Sewer, Public Water, TV Cable, Tap Fee Due |
| Parking      | Garage Door Opener, Detached, Garage Detached                                                    |
| # of Garages | 2                                                                                                |

## Interior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Vaulted Ceiling(s), In-Law Floorplan, Kitchen Island, Newly Painted, Woodwork Painted |
| Appliances        | Dishwasher, Disposal, Dryer, Range Hood, Washer                                                      |
| Heating           | Gas - Natural                                                                                        |
| Cooling           | Central Air                                                                                          |
| # of Stories      | 2                                                                                                    |

## Exterior

|                   |                                                                                     |
|-------------------|-------------------------------------------------------------------------------------|
| Exterior Features | Balcony, Outdoor Shower                                                             |
| Lot Description   | Corner Lot, Covenants, Curb & Gutter, Level, Restrictions, Within 1/2 Mile to Water |
| Windows           | Double Pane Windows, Window Treatments                                              |
| Roof              | Metal                                                                               |
| Construction      | Frame, Siding CmntFbrHrdBrd                                                         |

## School Information

|            |               |
|------------|---------------|
| Elementary | Van R Butler  |
| Middle     | Emerald Coast |
| High       | South Walton  |

## Additional Information

|                 |                     |
|-----------------|---------------------|
| Days on Website | 478                 |
| Zoning          | Resid Single Family |
| HOA Fees        | 1510                |
| HOA Fees Freq.  | Quarterly           |

## Listing Details

|                |                                       |
|----------------|---------------------------------------|
| Listing Office | Scenic Sotheby's International Realty |
|----------------|---------------------------------------|

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