

\$3,400,000 - 25 17th Street, Apalachicola

MLS® #975950

\$3,400,000

5 Bedroom, 5.00 Bathroom, 3,972 sqft

Detached Single Family on 1.27 Acres

City of Apalachicola, Apalachicola, FL

This Exquisite Private Compound, hosts a large, 5 Bedroom, 5 Bath, "Craftsman" Bungalow on an Acre on the Bay of Apalachicola, with private dock, two guest studios, outdoor ovens, fruit orchards, gardens and spectacular panoramic views of three barrier islands. This exquisitely CUSTOM "Arts & Crafts" Bungalow was built in 2005, by the current owners. The main house is a sculptural masterpiece, built of stick frame construction on a slab, with cedar shake exterior, sitting on an acre on the Apalachicola Bay, with view of SGI and barrier islands, with guest studios and private dock.

The interior board and batten paneling, all doors and windows are made of clear, "dead head" cypress, in the Japanese influenced "Arts & Crafts" & "Prairie Style." The owner/builder had antique logs (that had previously fallen off logging barges traveling up the Apalachicola River) pulled from the river by divers and local "dead headers." The cypress logs were aged and seasoned, then custom milled at Santa Rosa Mill Works. The floors throughout the house are of heart-pine and provide incredible warmth and texture to the walls of one of the downstairs bedrooms, as well. Highly skilled finish carpenters, wood workers, cabinet makers, masons, stained glass artists, each blessed this remarkable home built of rare wood and custom materials.



The are custom, hardware and built in mica lamps. The custom details of this gem are evident everywhere you look.

The house has a 5 bedroom, 5 bath floor plan, with an additional room distinctively an office or nursery. The large upstairs primary suite has a sitting room, large walk-in closet, Jacuzzi tub, and sauna. An upstairs stargazing balcony is off the entertainment/den area, which may also function as a sixth bedroom.

The dormer spaces are insulated against temperature changes, which makes for large storage areas. The two downstairs bedrooms each have full baths. The built-in features are remarkable; the stairs, staircases, newel posts, benches, bookcases, are all made of deadhead cypress. The fireplace is framed by handmade "Green Man" art tiles by an artist in Port Townsend, Washington. The four stained glass windows were fashioned by local Apalachicola artist, Paula Harmon. The kitchen has heart pine cabinets, lined in cedar and the stunning green subway tile, frames a six-burner gas stove. The counters are all hewn from heart pine, also, inviting the outdoors in. The chef's kitchen is highly functioning with

stainless appliances. Each floor of the guest house is totally autonomous, with private baths and kitchens. An outdoor free standing brick bread oven sits amongst citrus and fig orchards, organic garden, outdoor pergola and dining. A sweeping front Bay view porch overlooks the compound and the firepit on the Bay, for those memorable family evenings.

The compound is home to over 250 species of birds, fish, dolphin, manatee, gators and otters.

Besides its unique beauty, the main feature of the home is its privacy. The property sits on over an acre on the Apalachicola Bay, on nine lots. The dock extends into the bay and is perfect for launching shallow draft watercraft. The property boasts views of three Gulf barrier

islands: SGI, Little SGI and St. Vincent.

The house is on a high bluff, with stupendous views from every window. The property has both city and well water sources.

Built in 2005

Essential Information

MLS® #	975950
Sold Price	\$3,400,000
List Price	\$3,699,000
Bedrooms	5
Bathrooms	5.00
Full Baths	5
Square Footage	3,972
Acres	1.27
Year Built	2005
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Craftsman
Status	Sold

Community Information

Address	25 17th Street
Area	30 - Other Counties
Subdivision	City of Apalachicola
City	Apalachicola
County	Franklin
State	FL
Zip Code	32320

Amenities

Amenities	Boat Launch, Dock, Fishing, Pavillion/Gazebo, Picnic Area, Sauna/Steam Room, TV Cable, Waterfront, Whirlpool, Pets Allowed, Short Term Rental - Allowed
Utilities	Electric, Gas - Propane, Phone, Private Well, Public Sewer, Public Water, TV Cable
Parking	Boat, Attached Carport
View	Bay

Is Waterfront	Yes
Waterfront	Bay

Interior

Interior Features	Bookcases, Vaulted Ceiling(s), Fireplace, In-Law Floorplan, Recessed Lighting, Newly Painted, Pantry, Shelving, Walls Wainscoting, Washer/Dryer Hookup, Natural Woodwork
Appliances	Dishwasher, Disposal, Microwave
Fireplace	Yes
Fireplaces	EPA Qualified Fireplace, Fireplace Gas
# of Stories	2

Exterior

Exterior Features	Boat Launch, Dock, Pavillion/Gazebo, Separate Bldg Rent, Separate Living Area, Outdoor Kitchen
Lot Description	Coastal Setback, Dead End, Easements, Wetlands, Within 1/2 Mile to Water
Roof	Shingle
Construction	Frame, Shake Siding, Stone, Wood Siding, Trim Wood
Foundation	Slab

School Information

Elementary	Not Available
Middle	Not Available
High	Not Available

Additional Information

Days on Website	492
Zoning	Resid Single Family

Listing Details

Listing Office	850 Properties - Santa Rosa Beach
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