

\$3,925,000 - 25 Blue Stem Lane, Santa Rosa Beach

MLS® #976162

\$3,925,000

5 Bedroom, 7.00 Bathroom, 3,617 sqft

Detached Single Family

WATERCOLOR, Santa Rosa Beach, FL

Now priced to move, and on track to generate ~\$300K in rental income this year! This fully furnished, professionally designed new construction home in WaterColor's coveted Lake District is a rare opportunity for second-home seekers or investors looking for strong rental performance with zero compromises on style.

Tucked along a quiet pocket park, 25 Bluestem Lane combines relaxed luxury with income-generating potential. Designed by award-winning architect Cooter Ramsey and styled by Atelier Davis (Elle Decor A-List, AD Pro), this 5BR/6.5BA home with hidden bonus room delivers the lifestyle your guests will rave about and the features today's high-end renters demand.

The open-concept floor plan features soaring 11' ceilings, a dramatic 16' glass wall in the living room, and seamless flow from the Thermador-equipped chef's kitchen to the designer living and dining spaces. Custom details like wide-plank European white oak flooring, Cambria quartz countertops, curated lighting, and built-in window seating make this home feel special from the moment you arrive.

Slide open the full-length glass doors and let your indoor living spill out to a 417 sq ft covered back porch overlooking a private 10' x 25' heated saltwater pool, complete with water feature, wood-burning fireplace, and outdoor shower. Whether it's cocktails by the pool,



dinner under the stars, or lazy mornings on the 300 sq ft front porch, this home was built for the vacation lifestyle. A 119 sq ft secure outdoor storage room offers perfect space for bikes, boards, or owner lockout.

Designed for multi-family groups and repeat guests, the layout includes two luxurious primary suites (one on each level), two upstairs guest rooms with en-suite baths, a spacious bunk room, and a second living area, ideal for movies or quiet time. Built-in beverage bars on both levels, a high-capacity ice maker, dual laundry rooms, and smart home features add the convenience today's renters love.

With a brand-new 6-seater LSV golf cart, four-car parking (plus EV/golf cart charging), Sonos audio, Eero wi-fi, and Mitsubishi variable-speed HVAC, this home checks every box for comfort, tech, and energy efficiency. It's also under builder warranty through January 2026.

Steps from the WaterColor Beach Club, resort pools, tennis, nature trails, and Seaside, this home is fully furnished and turn-key whether you plan to rent it out, enjoy it seasonally, or do a bit of both. 25 Bluestem Lane invites you to slow down, settle in, and savor the best of coastal living. Buyer to verify all information and dimensions.

Built in 2025

Essential Information

MLS® #	976162
Sold Price	\$3,925,000
List Price	\$4,179,000
Bedrooms	5
Bathrooms	7.00
Full Baths	6

Half Baths	1
Square Footage	3,617
Year Built	2025
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Florida Cottage
Status	Sold

Community Information

Address	25 Blue Stem Lane
Area	18 - 30A East
Subdivision	WATERCOLOR
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Utilities	Electric, Gas - Natural, Public Sewer, Public Water, TV Cable
Has Pool	Yes
Pool	Heated, In Ground

Interior

Interior Features	Crown Molding, Fireplace, Kitchen Island, Recessed Lighting, Owner's Closet, Washer/Dryer Hookup, Wet Bar
Appliances	Dishwasher, Disposal, Dryer, Microwave, Range Hood, Washer, Tankless Water Heater
Heating	Central, Gas - Natural
Cooling	Central Air, Ceiling Fan(s)
Fireplace	Yes
Fireplaces	Fireplace Gas
# of Stories	2

Exterior

Exterior Features	Outdoor Grill, Private Yard, Outdoor Shower
Lot Description	Covenants, Restrictions
Windows	Window Treatments
Roof	Metal
Construction	Frame, Siding CmntFbrHrdBrd

Foundation	Foundation On Piling
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School Information

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	489
Zoning	Resid Single Family
HOA Fees	1840
HOA Fees Freq.	Quarterly

Listing Details

Listing Office	Scenic Sotheby's International Realty
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Listing information last updated on September 13th, 2026 at 3:52am CDT