

# \$2,825,000 - 25 Sextant Lane, Santa Rosa Beach

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MLS® #986682

**\$2,825,000**

5 Bedroom, 5.00 Bathroom, 3,387 sqft

Detached Single Family on 0.16 Acres

WATERSOUND WEST BEACH, Santa Rosa Beach, FL

Experience the best of 30A living in this stunning Watersound West Beach home, featuring a private pool and separate carriage house. Perfectly positioned in a serene location, this residence offers an exceptional blend of luxury, comfort, and privacy within one of 30As most sought-after BEACH ACCESS gated communities. Step inside the main home, where an open-concept design seamlessly connects the living, dining, and kitchen areas. Beautiful decor, custom millwork, and abundant natural light enhance the coastal charm. The gourmet kitchen boasts high-end stainless appliances, marble countertops, and an oversized island, perfect for entertaining. The primary suite offers a spa-like ensuite bath, while the additional 4 bedrooms with ensuite baths provide ample space for family and guests. The separate carriage house with a private entrance offers flexibility for guests, a home office, or mother-in-law suite. Outside, the private pool and expansive outdoor living area create a perfect oasis for relaxation after a day at the beach. Recent interior upgrades include new light fixtures, new furniture and rugs, new smart TVs, designer wallpaper in laundry and bath, cabinet painting, Coastal Protection app controlled home monitoring, and much more! In addition, the entire main level wood floors have been refinished as well as the stairs.

The outdoor living area of this home is



incredible! In addition to a lovely screened porch, there is an expansive side yard that the owners have used to recently create a gorgeous oasis with a paver patio and walkways, fountain, quality outdoor furnishings, fire bowl, and all new landscaping. Owners have recently installed a new salt water POOL that features a heater/chiller, app controls, bench & tanning ledge, and water feature. On the other side of the house there is a fenced yard that is perfect for pets! The two car garage has A/C, large screen smart TV, freezer, and fridge.

Watersound West Beach features a heated & cooled community pool, boardwalks & trails, two parks, boardwalk to the beach with bike parking, putting green, entrance gate with security, and fitness center at Watersound Beach. The BEACH ACCESS is a private perpetual easement through Deer Lake State Park. No crowds and no Customary Use worries! Don't miss this rare opportunity to own a luxury home with a private pool and carriage house in Watersound West Beach! Schedule your private showing today.

Built in 2015

### **Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | 986682                 |
| Sold Price     | \$2,825,000            |
| List Price     | \$2,995,000            |
| Bedrooms       | 5                      |
| Bathrooms      | 5.00                   |
| Full Baths     | 5                      |
| Square Footage | 3,387                  |
| Acres          | 0.16                   |
| Year Built     | 2015                   |
| Type           | Detached Single Family |
| Sub-Type       | Detached Single Family |

|        |             |
|--------|-------------|
| Style  | Beach House |
| Status | Sold        |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 25 Sextant Lane       |
| Area        | 18 - 30A East         |
| Subdivision | WATERSOUND WEST BEACH |
| City        | Santa Rosa Beach      |
| County      | Walton                |
| State       | FL                    |
| Zip Code    | 32459                 |

### Amenities

|              |                                                                            |
|--------------|----------------------------------------------------------------------------|
| Utilities    | Electric, Gas - Natural, Public Sewer, Public Water, TV Cable, Underground |
| Parking      | Garage Door Opener, Garage Detached                                        |
| # of Garages | 2                                                                          |
| Has Pool     | Yes                                                                        |
| Pool         | Heated, In Ground                                                          |

### Interior

|                   |                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Crown Molding, Fireplace, In-Law Floorplan, Kitchen Island, Recessed Lighting, Newly Painted, Washer/Dryer Hookup |
| Appliances        | Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Electric Water Heater, Gas Water Heater, Tankless Water Heater   |
| Heating           | Central, Natural Gas, Gas - Natural                                                                                              |
| Cooling           | Central Air, Ceiling Fan(s)                                                                                                      |
| Fireplace         | Yes                                                                                                                              |
| Fireplaces        | Fireplace Gas                                                                                                                    |
| # of Stories      | 2                                                                                                                                |

### Exterior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Exterior Features | Private Yard, Outdoor Shower, Sprinkler System, Separate Living Area |
| Lot Description   | Covenants, Curb & Gutter, Survey Available, Within 1/2 Mile to Water |
| Windows           | Double Pane Windows, Plantation Shutters, Window Treatments          |
| Roof              | Shingle, Metal                                                       |
| Construction      | Frame, Trim Wood, Siding CmntFbrHrdBrd                               |
| Foundation        | Slab                                                                 |

### School Information

|            |               |
|------------|---------------|
| Elementary | Dune Lakes    |
| Middle     | Emerald Coast |
| High       | South Walton  |

**Additional Information**

|                 |                     |
|-----------------|---------------------|
| Days on Website | 346                 |
| Zoning          | Resid Single Family |

**Listing Details**

|                |                                            |
|----------------|--------------------------------------------|
| Listing Office | The Premier Property Group Seacrest Office |
|----------------|--------------------------------------------|

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