

\$8,250,000 - 264 Grace Point Way, Watersound

MLS® #975369

\$8,250,000

7 Bedroom, 9.00 Bathroom, 7,391 sqft
Detached Single Family

Grace Point, Watersound, FL

Welcome to 264 Grace Point Way, a breathtaking coastal residence nestled within the exclusive, boutique enclave of Grace Point. Set along Florida's iconic Emerald Coast, this extraordinary home offers the rare blend of refined architectural design, resort-style amenities, and seamless access to the private Watersound Beach Club—creating a lifestyle that is as effortless as it is luxurious. Encompassing just under 7,400 square feet, this seven-bedroom, nine-bathroom estate has been meticulously crafted to elevate everyday living. Upon entry, you're welcomed by a soaring three-story atrium, awash in natural light and grounded in timeless elegance. This dramatic space offers an immediate sense of grandeur and serenity, establishing the tone for the thoughtfully curated interiors that follow.

Positioned on the second floor to maximize panoramic Gulf views, the main living area is both expansive and intimate. Walls of glass draw the eye outward toward the horizon, while soft textures and organic materials create a warm, modern ambiance. The open-concept design seamlessly blends living, dining, and culinary spaces, anchored by a gourmet kitchen featuring premium appliances, a generous center island, and finely crafted custom cabinetry. Tucked discreetly behind, a full butler's kitchen adds functionality and ease when hosting, catering, or preparing private meals. Step through sliding glass doors to one of the home's most spectacular features: an expansive second-level terrace that



redefines outdoor living. Designed to capture every Gulf breeze and golden sunset, this private oasis boasts a sparkling pool, a covered lounge area, and a fully equipped outdoor kitchen complete with a built-in grill, bar seating, sink, and refrigeration. Perfect for both quiet mornings and lively evenings, this elevated retreat creates a seamless connection between indoors and out, framed by the sound of the waves and the rhythm of coastal life. Each of the home's seven bedrooms is a sanctuary of its own, complete with an ensuite bath and serene, private ambiance. The third-floor primary suite offers an exceptional escape complete with an indulgent spa-inspired bath, soaking tub, and oversized walk-in shower. Generous closet space, refined finishes, and Gulf views round out the experience, while several guest suites enjoy private balconies or direct access to the home's outdoor areas providing privacy and luxury for everyone who stays.

Entertainment is central to the home's thoughtful layout, with a media room often referred to as a man cave serving as a welcoming haven for movie nights, game days, or casual gatherings. A dedicated home office provides an elegant and productive space for remote work or quiet reflection. With an elevator servicing all three levels, and two full laundry rooms positioned for convenience, every element of the home has been designed with modern living in mind.

Beyond its stunning interiors, what truly elevates 264 Grace Point Way is its location within one of 30A's most exclusive neighborhoods. Grace Point is a private, gated coastal community where timeless architecture and curated landscaping come together in a peaceful, intimate setting. As one of the very few communities with direct gated access into the Watersound Beach Club, residents with a membership can enjoy a resort-style

environment just moments from home. From lazy river pools and private cabanas to exceptional dining, the Beach Club is the heartbeat of this unparalleled lifestyle. More than just a home, 264 Grace Point Way is a statement of living well. It's a place where refined coastal design meets effortless luxury, where every space invites connection, comfort, and calm. Whether you are seeking a full-time residence, a vacation retreat, or a legacy property for generations to come, this home delivers on every level.

Built in 2023

Essential Information

MLS® #	975369
Sold Price	\$8,250,000
List Price	\$8,795,000
Bedrooms	7
Bathrooms	9.00
Full Baths	7
Half Baths	2
Square Footage	7,391
Year Built	2023
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Sold

Community Information

Address	264 Grace Point Way
Area	18 - 30A East
Subdivision	Grace Point
City	Watersound
County	Walton
State	FL
Zip Code	32461

Amenities

Amenities	Beach, Gated Community
Utilities	Electric, Gas - Natural, Public Sewer, Public Water, TV Cable
Parking	Garage Door Opener
View	Gulf
Has Pool	Yes
Pool	Heated

Interior

Interior Features	Atrium, Breakfast Bar, Beamed Ceilings, Crown Molding, Vaulted Ceiling(s), Fireplace 2+, Kitchen Island, Recessed Lighting, Pantry, Shelving, Walls Paneled, Washer/Dryer Hookup, Woodwork Painted, Elevator
Appliances	Dishwasher, Disposal, Dryer, Microwave, Washer, Tankless Water Heater
Heating	Central, Gas - Natural
Cooling	Central Air
Fireplace	Yes
Fireplaces	EPA Qualified Fireplace, Fireplace Gas
# of Stories	3

Exterior

Exterior Features	Outdoor Grill, Balcony, Pool - Gunite Concrct, Outdoor Shower, Sprinkler System, Separate Living Area, Outdoor Kitchen
Lot Description	Covenants, Dead End, Restrictions, Within 1/2 Mile to Water
Windows	Double Pane Windows, Storm Window(s)
Roof	Shake
Construction	Shake Siding

School Information

Elementary	Dune Lakes
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	411
Zoning	Resid Single Family
HOA Fees	800
HOA Fees Freq.	Quarterly

Listing Details

Listing Office

Corcoran Reverie SRB

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