

\$3,575,000 - 267 Tyler Drive, Santa Rosa Beach

MLS® #972091

\$3,575,000

5 Bedroom, 6.00 Bathroom, 4,502 sqft

Detached Single Family on 0.16 Acres

CHURCHILL OAKS, Santa Rosa Beach, FL

Tucked away in the coveted bayfront community of Churchill Oaks, 267 Tyler Drive is a newly built lakefront estate that blends coastal sophistication with relaxed luxury. Offering five bedrooms, dual primary suites, and a private carriage house, the home is designed to elevate everyday living while embracing the beauty of its lakefront setting. A timeless exterior of painted white brick, lap siding, and wood accents sets the tone, while lush landscaping frames the inviting front porch and entry. Inside, white oak plank floors, soaring ceilings, and expansive windows create light-filled interiors with effortless flow. The open-concept living area is anchored by a Venetian plaster fireplace and opens seamlessly to a lakefront courtyard with pool and cascading water features. The chef's kitchen impresses with Taj Mahal quartzite countertops, custom cabinetry, a waterfall island, and an integrated bar with wine cooler, while the primary suite on the main level offers a spa-inspired bath with marble finishes, soaking tub, and expansive custom closet. A second primary suite upstairs and en suite guest rooms provide luxury at every turn, with a private elevator ensuring easy access to all levels.

The carriage house above the detached two-car garage serves as an ideal guest retreat, complete with living space, bedroom, bath, and private balcony. Beyond the home, Churchill Oaks offers resort-style amenities



including a deep-water marina with 36 slips, bayfront clubhouse, fitness center, and pools overlooking Hogtown Bayou. A boat slip is also available to purchase with the home.

As an added incentive, the seller is offering a \$25,000 buyer credit toward closing costs and furnishings making this lakeside sanctuary an even more compelling opportunity in one of 30A's most desirable waterfront enclaves.

Built in 2024

Essential Information

MLS® #	972091
Sold Price	\$3,575,000
List Price	\$3,575,000
Bedrooms	5
Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	4,502
Acres	0.16
Year Built	2024
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Contemporary
Status	Sold

Community Information

Address	267 Tyler Drive
Area	16 - North Santa Rosa Beach
Subdivision	CHURCHILL OAKS
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Amenities	Community Room, Dock, Exercise Room, Fishing, Gated Community, Marina, Short Term Rental - Not Allowed, Pool, Waterfront, Whirlpool, Pets Allowed
Utilities	Electric, Gas - Natural, Public Sewer, Public Water
Parking	Garage
# of Garages	2
View	Bay, Lake
Is Waterfront	Yes
Waterfront	Lake Front
Has Pool	Yes
Pool	In Ground

Interior

Interior Features	Beamed Ceilings, Crown Molding, Fireplace 2+, In-Law Floorplan, Kitchen Island, Pantry, Wet Bar, Elevator
Appliances	Dishwasher, Dryer, Washer, Tankless Water Heater
Heating	Heat High Efficiency, Gas - Natural
# of Stories	2

Exterior

Exterior Features	Outdoor Grill, Balcony, Outdoor Shower, Separate Living Area, Outdoor Kitchen
Windows	Window Treatments
Roof	Metal
Construction	Frame, Brick

School Information

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	561
Zoning	Resid Single Family
HOA Fees	1425
HOA Fees Freq.	Quarterly

Listing Details

Listing Office	Scenic Sotheby's International Realty
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