

\$3,850,000 - 311 Tyler Drive, Santa Rosa Beach

MLS® #995482

\$3,850,000

5 Bedroom, 6.00 Bathroom, 5,230 sqft

Detached Single Family

CHURCHILL OAKS, Santa Rosa Beach, FL

Set behind the gates of Churchill Oaks along the shores of Hogtown Bayou, this lakefront residence offers a thoughtful balance of architectural design, functionality, and coastal living. Designed by Savoie Architects and built by Grand Bay Construction, the home spans three levels and includes five bedrooms, five full baths, one half bath, a private carriage house, and elevator access to all floors. The main living space is designed for connection and flow, with a chef's kitchen featuring Sub-Zero and Wolf appliances, marble countertops, and shaker-style cabinetry that opens seamlessly into the dining and living areas. A built-in wet bar and expansive glass doors extend the living space to a private courtyard with a pool and summer kitchen, creating a natural setting for both everyday living and entertaining.

Interior finishes reflect a timeless approach with wire-brushed white oak flooring, Old Chicago brick accents, and custom lighting throughout. The primary suite has been enhanced with a spacious custom walk-in closet, offering both functionality and thoughtful design. Elevator access provides convenience across all levels.

Additional features include a third-floor bonus room with full bath, a climate-controlled carriage suite with its own HVAC system, dual laundry rooms, tankless water heaters, Cat6 wiring, recessed speakers, and multiple



covered verandas designed for year-round use. The home is partially furnished, offering a curated starting point while allowing flexibility for personalization.

Churchill Oaks offers a gated waterfront lifestyle with access to a bayou front clubhouse, resort-style pools, fitness center, scenic walking paths, and a deep-water marina, all located just minutes from the beaches, dining, and shopping of 30A.

Built in 2023

Essential Information

MLS® #	995482
Sold Price	\$3,850,000
List Price	\$3,995,000
Bedrooms	5
Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	5,230
Year Built	2023
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Contemporary
Status	Sold

Community Information

Address	311 Tyler Drive
Area	16 - North Santa Rosa Beach
Subdivision	CHURCHILL OAKS
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Utilities	Electric, Public Sewer
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# 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, Vaulted Ceiling(s), Fireplace, In-Law Floorplan, Kitchen Island, Recessed Lighting, Washer/Dryer Hookup, Wet Bar, Elevator
Appliances	Dishwasher, Microwave, Range Hood
Heating	Central
Cooling	Central Air
# of Stories	3

Exterior

Exterior Features	Outdoor Grill, Balcony, Sprinkler System, Outdoor Kitchen, Rain Gutters
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School Information

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	229
Zoning	Resid Single Family

Listing Details

Listing Office	Scenic Sotheby's International Realty
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Listing information last updated on October 3rd, 2026 at 9:52am CDT