

\$762,500 - 325 Botany Boulevard, Santa Rosa Beach

MLS® #991344

\$762,500

4 Bedroom, 4.00 Bathroom, 2,603 sqft

Detached Single Family

BOTANY BAYOU, Santa Rosa Beach, FL

Old Florida Style Exquisite 4-Bedroom Coastal Retreat with Carriage House, Gorgeous Balconies, Screened Private Pool & Expansive Decking with Screened Porches in Exclusive Botany Bayou! Perfectly positioned on a rare corner lot in the prestigious gated community of Botany Bayou, this stunning 4-bedroom, 4-bathroom residence sits directly across the street from the community's private bay pier - placing serene water access and breathtaking sunsets literally just steps away. Designed for the ultimate indoor-outdoor coastal lifestyle, this home boasts an impressive array of screened living spaces. A sparkling private screened pool is surrounded by a travertine deck and lush landscaping, while massive screened porches off the main living areas and primary suite provide abundant shaded space for lounging, morning coffee, or evening cocktails all while staying cool and bug-free year-round. Upstairs in the main house, you will find a massive second master with a balcony to enjoy the fresh air and beautiful views. Above the oversized detached garage, a fully equipped carriage house/guest suite offers a full bath, kitchen, balcony and private entrance perfect for extended family, visitors, a home office or gym. Property Highlights: - 3 spacious bedrooms & 3 full bathrooms in the main residence - Separate carriage house with full bath & kitchen - Private screened swimming pool with expansive travertine patio - Huge screened porches for relaxation, entertaining, and enjoying the Gulf breeze -



Premium corner lot with circular drive and plenty of parking in the front as well as a detached garage with second large driveway on the side - Directly across from the community bay pier & water access - Additional community pool exclusively for residents - Secure gated entry - Only 2 minutes to hospitals, grocery stores, shopping, and dining - Just 5 minutes to public beach accesses and sugar-white sand beaches. The light-filled, open-concept interior features soaring ceilings, a gourmet kitchen with stainless appliances and granite counters, and seamless flow to the extraordinary screened outdoor living areas. The luxurious primary suite includes a spa-inspired bath, his and hers walk-in closets, and direct access to the expansive screened lanai and pool. Botany Bayou remains one of the Emerald Coast's most coveted waterfront neighborhoods, delivering tranquility, security, and immediate bay access while keeping everyday conveniences and world-class beaches just minutes away. Homes offering this rare combination of corner lot, screened private pool, huge front and wraparound screened porches, large carriage house, and front-row bay proximity almost never come on the market in Botany Bayou. This is elevated coastal living at its very finest, priced below market to allow the lucky new owner to make this already beautiful custom home fit their personal style! Schedule your private tour today before it's gone.

Built in 2003

Essential Information

MLS® #	991344
Sold Price	\$762,500
List Price	\$849,000
Bedrooms	4

Bathrooms	4.00
Full Baths	4
Square Footage	2,603
Year Built	2003
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Florida Cottage
Status	Sold

Community Information

Address	325 Botany Boulevard
Area	16 - North Santa Rosa Beach
Subdivision	BOTANY BAYOU
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Utilities	Electric, Public Sewer, Public Water, TV Cable
Parking	Garage Detached
# of Garages	2
View	Bayou
Has Pool	Yes
Pool	In Ground

Interior

Interior Features	Breakfast Bar, Bookcases, Vaulted Ceiling(s), Kitchen Island, Washer/Dryer Hookup
Appliances	Dishwasher, Disposal, Electric Water Heater
Heating	Central
Cooling	Central Air, Ceiling Fan(s)
# of Stories	2

Exterior

Exterior Features	Pool - Enclosed, Outdoor Shower, Sprinkler System, Rain Gutters
Lot Description	Corner Lot, Covenants, Within 1/2 Mile to Water
Windows	Window Treatments
Roof	Metal

Construction Siding CmntFbrHrdBrd

School Information

Elementary Van R Butler
Middle Emerald Coast
High South Walton

Additional Information

Days on Website 271
Zoning Resid Single Family

Listing Details

Listing Office Ash Caswell and Company

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