

# **\$1,800,000 - 326 Botany Boulevard, Santa Rosa Beach**

MLS® #920797

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## **\$1,800,000**

4 Bedroom, 5.00 Bathroom, 4,555 sqft  
Detached Single Family on 1.00 Acres

BOTANY BAYOU, Santa Rosa Beach, FL

Water front living, exquisite architecture and creature comforts combine to produce a living experience for the most discriminating buyer. Your updates will combine with great bones to produce a one-of-a kind home on the bayou. One full acre of landscaped grounds can be trimmed to reveal a full 100' of frontage on the widest portion of Hewitt Bayou and a private dock with lift. This home's more than 9000 square feet of total living space includes over 2400 square feet of tiled balconies and patios which span the entire length of the home. Water views are maximized from every vantage point. This Sater Home Design custom built home seamlessly blends outdoor and indoor environments. The home's exterior is casually grand in the style of Old Florida living. The home's interior is wellcrafted with Brazilian hardwoods, unique crown molding, a gas fireplace and a private elevator. Green design includes Geo-Thermal heating and cooling and foam insulation. Doors and windows are high impact glass for reduced insurance costs. A grand entry, gourmet kitchen, wet bar, comfortable family room, private office, water front master bedroom, and two additional bedrooms complete flow seamlessly in the main floor living space. Downstairs is planned for privacy and entertaining with a private entrance, large wet bar, game room, bedroom and expansive patio. A three car garage and separate workshop complete the first floor area. Botany Bayou is a gated, water front community in



South Walton County, easily accessible via the  
Goldsby Road entrance off Highway 98.

Built in 2005

**Essential Information**

MLS® #	920797
Sold Price	\$1,800,000
List Price	\$1,950,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	4,555
Acres	1.00
Year Built	2005
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Traditional
Status	Sold

**Community Information**

Address	326 Botany Boulevard
Area	16 - North Santa Rosa Beach
Subdivision	BOTANY BAYOU
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

**Amenities**

Amenities	Dock, Gated Community, Pool, No Short Term Rental
Utilities	Electric, Gas - Natural, Public Sewer, Public Water
Parking	Garage, Garage Attached, Oversized
Is Waterfront	Yes
Waterfront	Bayou
Has Pool	Yes
Pool	Community

## Interior

Interior Features	Breakfast Bar, Built-In Bookcases, Ceiling Crwn Molding, Ceiling Tray/Cofferd, Elevator, Fireplace, Fireplace Gas, Floor Hardwood, Floor Tile, Furnished - None, Handicap Provisions, Kitchen Island, Lighting Recessed, Pantry, Washer/Dryer Hookup, Wet Bar, Window Treatmnt Some
Appliances	Auto Garage Door Opn, Central Vacuum, Dishwasher, Disposal, Dryer, Ice Machine, Microwave, Oven Double, Oven Self Cleaning, Range Hood, Refrigerator W/IceMk, Security System, Smoke Detector, Stove/Oven Gas, Washer, Wine Refrigerator
Heating	Geothermal
Cooling	AC - Central Elect, Ceiling Fans
Fireplace	Yes
Fireplaces	Fireplace, Fireplace Gas
# of Stories	2

## Exterior

Exterior	Frame, Roof Metal, Siding CmntFbrHrdBrd, Trim Wood
Exterior Features	Balcony, Boat Slip, Boatlift, Dock, Hot Tub, Lawn Pump, Patio Covered, Patio Open, Porch Open, Porch Screened, Sprinkler System
Lot Description	Within 1/2 Mile to Water
Roof	Roof Metal
Construction	Frame

## School Information

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

## Additional Information

Days on Website	388
Zoning	Resid Single Family
HOA Fees	400.00
HOA Fees Freq.	Quarterly

## Listing Details

Listing Office	Corcoran Reverie Destin
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