

# **\$6,400,000 - 35 Compass Rose Way, Inlet Beach**

MLS® #919782

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## **\$6,400,000**

6 Bedroom, 8.00 Bathroom, 5,221 sqft  
Detached Single Family on 0.13 Acres

WATERSOUND BEACH, Inlet Beach, FL

Masterfully built with endless Gulf views and impeccable design selections, 35 Compass Rose Way perfectly epitomizes the coveted lifestyle of WaterSound Beach. This serene home, designed by T.S. Adams and constructed by Gulfview Construction in 2017, has been exclusively kept as a second residence and its extraordinary attention to detail is unmatched. Six generous bedrooms, complete with ensuite baths, are located across each of the home's three residential levels making the residence perfectly suited for multi-generational families. An elevator adds to the home's convenience, easily connecting guests staying in the first-floor guest suite to the upper levels' recreational, sleeping and work spaces. Delivering elegance and ease, the home's open concept kitchen and living space are graciously appointed with luxurious features for the discerning buyer. Sub-Zero and Wolf appliances are found throughout the home and extend to the screened summer kitchen. Ample dining spaces expand the home's entertaining potential, with indoor and outdoor spaces designed for yearlong use. The home's exterior spaces, beyond the summer kitchen, include a seating area with fireplace and are complimented by the home's private pool and thoughtful landscape design. New custom living room furnishings, designer lighting elements and Venetian plaster are found throughout the residence's exquisite first floor, along with a beautifully finished powder room and attached two-car garage.



An abundance of natural light flows through the stairwell leading to the home's second level. Custom woodwork, located throughout the residence, is perhaps most noteworthy here as the extraordinary ceiling framing the home's entry way from the second floor. The second level includes an extraordinary master suite, two guest suites and a spacious bunk room offering views of the Gulf of Mexico and its legendary dunes. Lavish bedding, luxurious window treatments, sublime furnishings and stunning tile and counter selections welcome guests and invite them to relax and experience the coastal elegance of this one-of-a-kind property.

Continuing to the third level, an unmatched retreat unfolds. A newly redesigned office space provides a dedicated workspace complete with gulf views, redefining the home office. A recreational space, with adjacent powder bath and well-appointed wet bar, service the third floor creating an additional place of respite for residents and guests. Perhaps the most stunning element of this level is the newly remodeled master suite, again designed and executed by T.S. Adams and Gulfview Construction. The forever Gulf views are unparalleled and immediately welcome you upon entering the suite. A private balcony provides the perfect spot to start the day with morning coffee and exceptional sunrises. An expansive master bath now offers dedicated beauty space, soaker tub, stand-alone shower and two beautifully appointed vanities.

The pinnacle of 35 Compass Rose Way is its tower. From the third level, an exterior staircase leads to commanding views of the community and the Gulf of Mexico from the home's 4th-story tower. Coastal breezes welcome you in this spacious expanse

providing views all along the 30A coastline.

With breathtaking, unobstructed views of the Gulf of Mexico, enviable location close to the DuneSider Pool, proximity to the WaterSound Club and every feature and amenity imaginable, 35 Compass Rose Way is the ideal property for buyers seeking a full-time residence, dedicated second home or as an investment. Perfectly capturing the essence of 30A's most coveted community, this extraordinary WaterSound Beach residence is not to be missed.

Built in 2017

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | 919782                 |
| Sold Price     | \$6,400,000            |
| List Price     | \$6,950,000            |
| Bedrooms       | 6                      |
| Bathrooms      | 8.00                   |
| Full Baths     | 6                      |
| Half Baths     | 2                      |
| Square Footage | 5,221                  |
| Acres          | 0.13                   |
| Year Built     | 2017                   |
| Type           | Detached Single Family |
| Sub-Type       | Detached Single Family |
| Style          | Beach House            |
| Status         | Sold                   |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 35 Compass Rose Way |
| Area        | 18 - 30A East       |
| Subdivision | WATERSOUND BEACH    |
| City        | Inlet Beach         |
| County      | Walton              |
| State       | FL                  |
| Zip Code    | 32461               |

## Amenities

|                |  |
|----------------|--|
| Amenities      | Beach, Deed Access, Exercise Room, Gated Community, Pool, TV Cable, Waterfront |
| Utilities      | Gas - Natural, Public Sewer, Public Water, TV Cable, Underground               |
| Parking Spaces | 2  |
| Parking        | Garage Attached  |
| # of Garages   | 2  |
| Has Pool       | Yes  |
| Pool           | Pool - Heated, Pool - In-Ground, Private                                       |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Breakfast Bar, Built-In Bookcases, Ceiling Beamed, Ceiling Crwn Molding, Ceiling Vaulted, Elevator, Fireplace, Floor Hardwood, Floor Tile, Furnished - Some, Kitchen Island, Lighting Recessed, Newly Painted, Pantry, Shelving, Wallpaper, Washer/Dryer Hookup, Wet Bar, Window Treatmnt Some, Woodwork Painted |
| Appliances        | Dishwasher, Dryer, Fire Alarm/Sprinkler, Ice Machine, Microwave, Security System, Smoke Detector, Stove/Oven Dual Fuel, Washer   |
| Heating           | Heat Cntrl Electric  |
| Cooling           | AC - 2 or More, AC - Central Elect, Ceiling Fans   |
| Fireplace         | Yes  |
| Fireplaces        | Fireplace  |
| # of Stories      | 4  |

## Exterior

|                   |  |
|-------------------|--|
| Exterior          | Frame, Roof Shingle/Shake, Siding Shake, Trim Wood   |
| Exterior Features | Balcony, BBQ Pit/Grill, Fireplace, Patio Open, Pool - Heated, Pool - In-Ground, Porch Open, Porch Screened, Shower, Summer Kitchen |
| Lot Description   | Covenants, Within 1/2 Mile to Water  |
| Roof              | Roof Shingle/Shake   |
| Construction      | Frame  |

## School Information

|            |               |
|------------|---------------|
| Elementary | Dune Lakes    |
| Middle     | Emerald Coast |
| High       | South Walton  |

## Additional Information

|                 |                     |
|-----------------|---------------------|
| Days on Website | 411                 |
| Zoning          | Resid Single Family |

HOA Fees 1300.00  
HOA Fees Freq. Quarterly

Listing Details

Listing Office Scenic Sotheby's International Realty

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