

\$2,650,000 - 35 Rain Lily Lane, Santa Rosa Beach

MLS® #999749

\$2,650,000

3 Bedroom, 4.00 Bathroom, 2,611 sqft

Detached Single Family on 0.13 Acres

WATERCOLOR, Santa Rosa Beach, FL

Steps from Western Lake within WaterColor's Phase 3 - the coveted 'Lake District' - 35 Rain Lily offers a rare combination of location, instant livability, and long-term upside in one of 30A's most desired communities.

The 2,611 square-foot single-owner, never rented residence features three bedrooms, a bunk room, and a library/flex space currently in process for HOA-approved conversion to a fourth bedroom - all built on a reverse floor plan that places the main living experience on the second level to capture views of the surrounding tree canopy and the sights and sounds of two water features.

Tucked away from automobile traffic, the home is two lots from the Boathouse pedestrian bridge over Western Lake and the trail system which connects you to WaterColor's full amenity network: multiple pools, tennis and pickleball courts, fitness center, Camp Watercolor lazy river, nature trails, and a direct path with deeded access to the WaterColor Beach Club.

Reclaimed 126-year-old Heart of Pine hardwood floors carry through every room, lending warmth and continuity throughout. Upstairs, 20-foot vaulted ceilings open above a living room anchored by a fireplace, while the kitchen is outfitted for serious use: solid wood self-closing cabinetry, a large walk-in pantry, granite countertops, twin stainless steel



dishwashers, dual sinks, a Wolf gas range, and a Sub-Zero refrigerator. The layout flows naturally into dining and outdoor spaces, making the home as functional as it is comfortable.

Outdoor living is the star here. The front balcony and patio both offer swinging daybeds overlooking green space and the trail system. At the back of the home, a large deck provides the footprint for expanded entertaining or Design Board tentatively approved additional bedrooms. A fully screened carriage house connects directly to the kitchen and dining spaces and converts easily into an additional private guest suite or full mother-in-law unit overlooking a private yard primed for a sizable pool -- rare in WaterColor at any price. Below, covered two-car parking and bike storage complete the structure.

Opportunities at this price point, with the flexibility for immediate use, personalization, or near doubling of existing square footage (deck buildout and carriage house suite) and a pool have largely disappeared from anywhere within WaterColor.

Built in 2007

Essential Information

MLS® #	999749
Sold Price	\$2,650,000
List Price	\$2,595,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,611
Acres	0.13
Year Built	2007

Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Sold

Community Information

Address	35 Rain Lily Lane
Area	18 - 30A East
Subdivision	WATERCOLOR
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Utilities	Electric, Gas - Natural, Public Sewer, Public Water
Parking	Oversized, Carport

Interior

Interior Features	Breakfast Bar, Bookcases, Vaulted Ceiling(s), Fireplace 2+, Kitchen Island, Recessed Lighting, Washer/Dryer Hookup
Appliances	Dishwasher, Dryer, Range Hood, Refrigerator, Washer, Electric Water Heater
Heating	Central, Gas - Natural
Cooling	Central Air, Ceiling Fan(s)
Fireplace	Yes
Fireplaces	Fireplace Gas
# of Stories	2

Exterior

Exterior Features	Balcony
Lot Description	Survey Available, Within 1/2 Mile to Water
Windows	Storm Window(s), Window Treatments
Roof	Metal
Construction	Siding CmntFbrHrdBrd

School Information

Elementary	Dune Lakes
Middle	Emerald Coast

High South Walton

Additional Information

Days on Website 163

Zoning Resid Single Family

Listing Details

Listing Office Christies International Real Estate Emerald Coast

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