

# **\$3,500,000 - 38 Shingle Lane, Inlet Beach**

MLS® #910435

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## **\$3,500,000**

5 Bedroom, 6.00 Bathroom, 3,480 sqft

Detached Single Family on 0.00 Acres

WATERSOUND BEACH, Inlet Beach, FL

This stunning custom-built property is in the exclusive gulf-front community of WaterSound. Four floors of luxury living culminate in the lookout tower, the perfect space for enjoying panoramic gulf views at sunset. Those who enjoy entertaining will appreciate the multiple screened porches offered on all levels of this fully furnished home. As well as a Jacuzzi pool, this luxury residence has a separate carriage house above a two-car garage. Heart-of-pine flooring and shiplap ground the home with its natural surroundings while exterior cladding adds to the distinctive architectural detail. The main floor master features a capacious walk-in closet and a luxurious ensuite with dual vanities and a tiled shower. A comfortably furnished rear porch leads down to the heated pool overlooking Yacht Pond. There's also a bunk room on this level.

The second floor is designed for entertaining. The spacious family room is beautifully appointed with floor-to-ceiling small-pane windows, a cozy feature fireplace and French doors extending the living space onto two screened porches. The formal dining area is perfect for entertaining while the island accommodates seats for casual dining on a smaller scale. The gourmet kitchen makes cooking a joy with a farmhouse sink, Wolf gas range and Sub-Zero appliances including an ice maker. The third-floor loft includes an additional sitting/living area with vaulted



ceilings and built-in desk.

Accessed from a catwalk, guests will appreciate having their own carriage house accommodation with soaring ceilings, a large kitchen, ensuite bathroom, sun deck and porch for quiet contemplation. Suitable for a family or investor, this beautiful WaterSound home has never been rented and is exquisitely furnished. The wider community has outstanding amenities including four pools, a beach club, boardwalks for walking and bicycling, pocket parks and deeded beach access to the pristine white sand and emerald waters of the Gulf of Mexico.

All measurements and fees deemed to accurate but buyer should validate.

Built in 2009

**Essential Information**

MLS® #	910435
Sold Price	\$3,500,000
List Price	\$3,740,000
Bedrooms	5
Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	3,480
Acres	0.00
Year Built	2009
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Sold

**Community Information**

Address	38 Shingle Lane
Area	18 - 30A East

Subdivision	WATERSOUND BEACH
City	Inlet Beach
County	Walton
State	FL
Zip Code	32461

### **Amenities**

Amenities	Beach, Deed Access, Dock, Exercise Room, Fishing, Gated Community, Pavillion/Gazebo, Pets Allowed, Picnic Area, Playground, Pool, TV Cable, Waterfront
Utilities	Electric, Gas - Natural, Phone, Public Sewer, Public Water, TV Cable
Parking Spaces	2
Parking	Garage Attached
# of Garages	2
Has Pool	Yes
Pool	Private

### **Interior**

Interior Features	Ceiling Crwn Molding, Fireplace, Floor Hardwood, Furnished - Some, Guest Quarters, Lighting Recessed, Walls Wainscoting, Washer/Dryer Hookup, Window Treatment All, Woodwork Painted
Appliances	Dishwasher, Dryer, Freezer, Microwave, Range Hood, Refrigerator, Refrigerator W/IceMk, Stove/Oven Gas, Washer, Wine Refrigerator
Heating	Heat Cntrl Electric
Cooling	AC - 2 or More, AC - Central Elect, AC - High Efficiency, Ceiling Fans
Fireplace	Yes
Fireplaces	Fireplace
# of Stories	4

### **Exterior**

Exterior	Foundation Off Grade, Frame
Exterior Features	Balcony, Deck Covered, Fenced Lot-Part, Guest Quarters, Porch, Porch Open, Porch Screened, Shower
Lot Description	Covenants, Interior, Restrictions, Within 1/2 Mile to Water
Windows	Double Pane Windows
Construction	Frame
Foundation	Foundation Off Grade

### **School Information**

Elementary	Dune Lakes
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Middle	Emerald Coast
High	South Walton

**Additional Information**

Days on Website	566
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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