

# **\$9,000,000 - 422 Harstvedt Road, Santa Rosa Beach**

MLS® #898633

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## **\$9,000,000**

4 Bedroom, 4.00 Bathroom, 4,975 sqft  
Detached Single Family on 29.75 Acres

No project or subdivision, Santa Rosa Beach, FL

Old English architecture meets contemporary coastal living in this remarkable manor nestled along the shores of Choctawhatchee Bay with more than 30 acres, 640 feet of bay frontage, two docks and multiple dwellings on the property allowing for endless opportunities to design the property to your liking. Positioned beneath an enchanting canopy of century-old oaks, you'll find a four-bed, three-bath primary home, a one-bed, one-bath carriage house over a two-car garage and a boat house. Harkening back to a bygone era, this purchase offers a one-of-a-kind opportunity for discerning buyers with uncompromising quality and plenty of development potential. Designed by North Carolina architect Dennis Lehmann, the main home and carriage home present with gracious Tudor-style architecture featuring sloping gabled roofs, intricate interior details, breathtaking water views throughout and lush landscaping created by landscape architect Don Chism. The main home boasts a Tennessee fieldstone courtyard and patio, a coquina fireplace in the primary living area, antique cypress dining room doors with custom etched glass, Turkish travertine flooring, reclaims cypress millwork and more. Inside the chef's kitchen, you'll find hand-rubbed and distressed Omega cabinets, a cooking hearth, antique copper pendant lighting, Sahara Gold granite counters and an appliance package including double ovens and wine cooler from luxury brands like Sub-Zero, Dacor and Bosch. Dual master suites, a



light-filled sunroom, a media room and a dedicated art studio add to the uniqueness of this property. The carriage house overlooks Clay's Bayou and is no less splendid with whitewashed wood walls, vaulted ceilings, a full kitchen, separate living and dining areas and a screened porch. A 200-ft. primary dock with boat house and lift is complemented by an additional 50-ft. dock ideal for launching kayaks and paddleboards. Take the meandering half-mile driveway through the property to discover 17 acres of uplands that present unlimited potential for personal or commercial use or endless development opportunities such as a pool and clubhouse, equestrian facility, additional homes, boat slips and more. From a private family compound to a new bayfront community to a senior living or corporate retreat, this unparalleled waterfront retreat could do it all.

Built in 1996

### **Essential Information**

MLS® #	898633
Sold Price	\$9,000,000
List Price	\$10,995,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	4,975
Acres	29.75
Year Built	1996
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Tudor
Status	Sold

### **Community Information**

Address	422 Harstvedt Road
Area	16 - North Santa Rosa Beach

Subdivision	No project or subdivision
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

### **Amenities**

Utilities	Electric, Gas - Propane, Private Well, Septic Tank, Sewer Available, Underground
Parking Spaces	2
Parking	Boat, Garage Detached, Oversized
# of Garages	2
Is Waterfront	Yes
Waterfront	Bay, Creek, Intercoastal Wtrwy, Shore - Rip Rap, Shore - Seawall
Has Pool	Yes
Pool	Pool - Enclosed, Private

### **Interior**

Interior Features	Built-In Bookcases, Ceiling Beamed, Ceiling Crwn Molding, Fireplace, Floor Hardwood, Floor WW Carpet, Guest Quarters, Kitchen Island, Lighting Recessed, Newly Painted, Pantry, Shelving, Wet Bar, Window Bay, Window Treatmnt Some
Appliances	Auto Garage Door Opn, Dishwasher, Dryer, Ice Machine, Microwave, Oven Double, Range Hood, Refrigerator, Security System, Washer, Wine Refrigerator
Heating	Heat Pump A/A Two +
Cooling	AC - 2 or More, Ceiling Fans
Fireplace	Yes
Fireplaces	Fireplace
# of Stories	2

### **Exterior**

Exterior Features	Balcony, Barn, Boathouse, Boatlift, Deck Enclosed, Dock, Fenced Lot-All, Guest Quarters, Lawn Pump, Patio Open, Pavillion/Gazebo, Pool - Enclosed, Porch Screened, Satellite Dish, Sprinkler System, Yard Building
Lot Description	Bulkhead/Seawall, Irregular, Survey Available, Wetlands, Within 1/2 Mile to Water

### **School Information**

Elementary	Dune Lakes
Middle	Emerald Coast
High	South Walton

**Additional Information**

Days on Website	713
Zoning	Resid Single Family
HOA Fees	0.00

**Listing Details**

Listing Office	Scenic Sotheby's International Realty
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