

\$1,975,000 - 44 E Royal Fern Way, Santa Rosa Beach

MLS® #992761

\$1,975,000

3 Bedroom, 4.00 Bathroom, 2,202 sqft

Detached Single Family on 0.08 Acres

WATERCOLOR, Santa Rosa Beach, FL

CURRENTLY UNDER CONTRACT. SELLER WILL CONSIDER BACK UP OFFERS There is perfection and privacy with this stunning southern coastal home. This meticulously maintained beach retreat is surrounded by preserve on two sides and comes fully furnished, and the LSV Golf Cart stored in the attached garage which is great for exploring this golf cart friendly neighborhood. Watercolor has private beach access bordering Grayton Beach State Park, 9 community pools, tennis courts, pickleball, miles of nature trails, direct access to the 19-mile Timpoochee bike trail, beautiful parks, and green space. Numerous clubs and social events will keep the whole family entertained. Complimentary tram service is provided to the Town Center for boutique shopping and restaurants or spend the day at the exclusive Watercolor Beach Club with zero-entry pool, a newly designed direct boardwalk access to the beautiful white beaches and gulf view restaurants. Groundbreaking for the new fitness club and additional four pickleball courts is scheduled for January 2026 at the award-winning Watercolor Tennis Center. Watercolor Crossing, featuring Publix and a variety of stores and restaurants, is directly connected via golf cart path allowing quick and convenient access. The Boathouse by the bridge at Watercolor rents paddle boards and kayaks too. From the inviting front screened porch for relief on those hot summer days with new Ashley



outdoor sectional for comfort and capacity to the side screened room for your dinner parties with family and friends, this home has it all. Once you walk through the front door, you will be greeted with a downstairs main level with a dry bar / additional prep area to keep the flow open , living room, dining room, kitchen, walk in pantry with mini refrigerator, ½ bath, a master bedroom with a king size bed, an ensuite bathroom with tiled shower double sinks and walk in closet with custom shelving. Shiplap walls add to the luxurious coastal feel. Designer fixtures and crown molding are featured throughout the entire home. Hardwood floors add beauty and durability while hurricane protection plantation shutters allow abundant interior natural light throughout this gorgeous home. The dining area has an expandable round table and comfortable upholstered chairs for easy conversations. The family room has plenty of seating for everyone.

The kitchen is a chef's dream with a gas stove, stainless appliances, white cabinetry, and tile backsplash and walk in pantry. There is lots of prep space with the quartz countertops and 3 bar stools great for breakfast or anyone wanting to help prep or converse with the chef.

The furniture and decor were hand-picked by home designers. All fabric downstairs has performance fabric which is perfect for weekly rentals or sticky hands.

The upstairs has a bonus room great for reading, gaming, or flex space with daybed. The upstairs master has a king bed, ensuite bathroom with tile shower, and double sinks. The master closet has custom shelving. Off the master bedroom is a 16' x 10' deck with a daybed swing and with new table and chairs for that morning coffee or afternoon sunset. The oversized guest bedroom has two twin bunkbeds, full size bed, desk, TV, walk-in closet with custom shelving, and an ensuite

bathroom with tub shower combo and double sinks. This home sleeps 10 comfortably with beds for everyone.

Outside you will find an enclosed hot and cold shower and a BBQ area with additional seating perfect for grilling conversations or watching the deer feed in the preserve.

Two-car paved parking and garage behind the home provides ample parking and storage for all of your beach gear. The Dragonfly Pool is just a few doors down if you want to relax close to home.

This is truly a well-maintained southern coastal home thoughtfully designed for entertaining or relaxing. Ask your realtor for the video tour of this beautiful home. Truly a turnkey home .

Built in 2013

Essential Information

MLS® #	992761
Sold Price	\$1,975,000
List Price	\$2,099,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,202
Acres	0.08
Year Built	2013
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Craftsman
Status	Sold

Community Information

Address	44 E Royal Fern Way
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, TV Cable, Underground
Parking	Garage Door Opener, Golf Cart Garage
# of Garages	1

Interior

Interior Features	Breakfast Bar, Crown Molding, Kitchen Island, Owner's Closet, Pantry, Woodwork Painted
Appliances	Cooktop, Dishwasher, Disposal, Dryer, Microwave, Range Hood, Refrigerator, Washer, Gas Water Heater, Tankless Water Heater
Heating	Central, Gas - Natural
# of Stories	2

Exterior

Exterior Features	Outdoor Grill, Balcony, Outdoor Shower
Lot Description	Corner Lot, Sidewalk
Windows	Plantation Shutters, Window Treatments
Roof	Metal
Construction	Trim Wood, Siding CmntFbrHrdBrd

School Information

Elementary	Dune Lakes
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	243
Zoning	Resid Single Family

Listing Details

Listing Office	Berkshire Hathaway HomeServices
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