

# \$6,500,000 - 544 Defuniak Street, Santa Rosa Beach

MLS® #950908

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## \$6,500,000

6 Bedroom, 6.00 Bathroom, 4,760 sqft  
Detached Single Family on 0.25 Acres

GRAYTON BEACH FRONT, Santa Rosa Beach, FL

Step into Firenze, a timeless and classic, custom-designed, gulf-front home in historic Grayton Beach and experience the most stunning 250-degree vista in Grayton! Sunrises to sunsets over the Gulf can be your backdrop for morning coffee to coastal cuisine from the east and south balconies! The architecture and interior details of the home, along with its location are captivating! As a current rental, it solidly draws families and friends yearly, with many returning guests making annual memories. Its casual and comfortable interior makes finding a quiet spot with a favorite book or gathering for fun and entertainment a breeze! Stand up paddleboarding and kayaking on Western Lake, just two blocks away! Eateries and shopping are an easy walking or driving distance! Enter the gated courtyard, through the stunning mahogany front doors and into the foyer. Off the foyer to the left is an expansive owners' storage area. Located in the garage along with space for bikes and beach gear, is an accessibility ramp and convenient EV charger. Head up to the 2nd level via the new elevator or stairs to the open entertainment room, for an exciting game of pool or refreshing dip in the salt-water pool! When temps turn cooler, it can be heated for year-round enjoyment. A convenient laundry room, a spacious king suite, and (3) additional bedrooms and two full baths are also located on this floor.

The 3rd level's living-dining area is a beautiful



open space with an incredible Gulf view! The long bar countertop is a great place for appetizers and beverages, while meals are being prepared. The chef's kitchen features ample cabinet storage and prep island, Viking range, Sub-zero fridge, wine cooler and warming drawer! Plenty of great restaurants in walking or driving distance, but cooking in, with indoor/outdoor, gulf view dining is priceless! Also on this level, a spacious master suite with fireplace, large closet and lockable owner's closet, plus an additional bedroom with Juliet balcony, half bath and laundry room.

Just above the 3rd level is a great, getaway loft with Juliet balcony, boasting the highest and best view to the east! Currently, a sleeping loft with a full bath & walk-in closet. It lends itself well to an additional hangout space!

Parking is premium in Grayton, but at Firenze, there is an ample parking area for (4) vehicles and an oversized, deep garage providing space for (2) more vehicles and temporary parking in the driveway for (1-2) more!

The spacious layout of this home comfortably accommodates up to 16 guests without feeling overcrowded. Master suite on each level and five bedrooms open directly to balconies!

Home was built and has been owned by one family. Competitively priced, schedule to view this Grayton treasure and make it your own!

#### Recent Updates:

- Elevator cab with stainless steel paneling and lift system,

- including (3) new elevator entry doors (2022)

- HVAC systems (2) in 2022; (1) in 2023)

- Water Heaters (2) gas and (1) electric (2022)

- Painting throughout home, including garage (2020-2023)

- High quality 20 ml LVP flooring 2 nd , 3 rd & 4 th floors (2022)

- 2 nd floor west bathroom & 2 nd floor

east bathroom remodeled

Kohler Purist faucets/trim, lighting/mirrors in all 6 bathrooms (2021-22)

• Interior furnishings and décor (2020-2023)

• Pool table refurbished and leveled (2021)

• Bosch dishwasher (2022)

• French doors replaced: (2) south middle units on 2 nd & 3 rd floors, plus 2 nd floor and loft units leading to Juliet balconies (2024)

Exterior:

• Standing seam roof replaced and North chimney rebuilt (2023)

• Pool: resurfaced and tiled, converted to salt water from chlorine (2022)

• Sprinkler system: courtyard and palm trees added with railing (2022)

• Decking: 2 nd fl replaced, deck railings replaced and repainted (2024)

• Decking: 3 rd floor south balcony decking replaced (2024)

• Hurricane shutters: sanded down and repainted, mahogany front entry door stained and sealed, courtyard wall repainted, entry gate replaced (2022)

• Outdoor Polywood deck furnishings (2022)

• Parking area for 4 cars with stone paver walkway (2022)

Built in 2001

## Essential Information

MLS® #	950908
Sold Price	\$6,500,000
List Price	\$7,999,900
Bedrooms	6
Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	4,760
Acres	0.25

Year Built	2001
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Sold

### **Community Information**

Address	544 Defuniak Street
Area	17 - 30A West
Subdivision	GRAYTON BEACH FRONT
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

### **Amenities**

Utilities	Community Water, Electric, Gas - Natural, Public Sewer, Public Water, TV Cable, Underground
Parking	Garage, Guest, Oversized, See Remarks
Is Waterfront	Yes
Waterfront	Gulf
Has Pool	Yes
Pool	Pool - Gunite Concrct, Pool - Heated, Pool - In-Ground, Private

### **Interior**

Interior Features	Breakfast Bar, Ceiling Beamed, Ceiling Raised, Ceiling Vaulted, Elevator, Fireplace, Fireplace 2+, Fireplace Gas, Furnished - All, Handicap Provisions, Kitchen Island, Lighting Recessed, Newly Painted, Owner's Closet, Pantry, Renovated, Split Bedroom, Washer/Dryer Hookup, Window Treatment All
Appliances	Auto Garage Door Opn, Dishwasher, Dryer, Microwave, Refrigerator, Refrigerator W/IceMk, Smoke Detector, Stove/Oven Gas, Washer, Wine Refrigerator
Heating	AC - Central Gas, Heat Cntrl Electric
Cooling	AC - 2 or More, AC - Central Elect, AC - Central Gas, Ceiling Fans, Water Heater - Two +
Fireplace	Yes
Fireplaces	Fireplace, Fireplace 2+, Fireplace Gas
# of Stories	4

### **Exterior**

Exterior	Roof Metal, Roof Pitched, Siding CmntFbrHrdBrd, Trim Wood
Exterior Features	Balcony, BBQ Pit/Grill, Fenced Lot-Part, Fenced Privacy, Fireplace, Hurricane Shutters, Pool - Gunite Concrct, Pool - Heated, Pool - In-Ground, Renovated, Sprinkler System
Lot Description	Dead End, Level, Survey Available
Roof	Roof Metal, Roof Pitched

### **School Information**

Elementary	Dune Lakes
Middle	Emerald Coast
High	South Walton

### **Additional Information**

Days on Website	353
Zoning	Resid Single Family
HOA Fees	0.00

### **Listing Details**

Listing Office	EXP Realty LLC
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