

# \$1,675,000 - 6 S Watercolor Boulevard 203, Santa Rosa Beach

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MLS® #955449

**\$1,675,000**

2 Bedroom, 3.00 Bathroom, 1,607 sqft  
Condominium

WATERCOLOR, Santa Rosa Beach, FL

This fully furnished condo is seconds to the beach and conveniently located next to the stunning Watercolor Beach Club. Situated on the second and third floors above premier retail shopping, unit 203 boasts 11-foot ceilings with crown molding, natural light from oversized French doors and transom windows, a chef's kitchen with stainless steel appliances, white cottage-style cabinetry, granite countertops, and beautiful real hardwood flooring. The two spacious upstairs bedrooms have private baths, while a convenient powder room is on the first floor. This condo provides outdoor entertaining at its finest while you enjoy two porches: one on the first level with wide-open views of the Green, the Beach Club entrance, and Watercolor Boulevard, and the other on the second level off the... master bedroom with partial gulf views. Unit 203 is an ideal vacation rental investment or second home getaway, offering privacy while being in the heart of Watercolor. Walk to the Beach Club, pickleball courts, shops, Fish out of Water restaurant, the Wine Bar, and the Watercolor Inn and Spa in less than under a minute. Don't miss this exceptional opportunity and call today for your private viewing!



Built in 2002

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | 955449      |
| Sold Price     | \$1,675,000 |
| List Price     | \$1,750,000 |
| Bedrooms       | 2           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,607       |
| Year Built     | 2002        |
| Type           | Condominium |
| Sub-Type       | Condominium |
| Style          | N/A         |
| Status         | Sold        |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 6 S Watercolor Boulevard 203 |
| Area        | 18 - 30A East                |
| Subdivision | WATERCOLOR                   |
| City        | Santa Rosa Beach             |
| County      | Walton                       |
| State       | FL                           |
| Zip Code    | 32459                        |

### Amenities

|           |                                                                                     |
|-----------|-------------------------------------------------------------------------------------|
| Amenities | Beach, Dock, Exercise Room, Fishing, Golf, Pavillion/Gazebo, Pool, TV Cable, Tennis |
| Utilities | Electric, Phone, Public Sewer, Public Water, TV Cable                               |
| View      | Gulf                                                                                |

### Interior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Interior Features | Breakfast Bar                                           |
| Appliances        | Cooktop, Dishwasher, Disposal, Dryer, Microwave, Washer |
| Cooling           | Central Air, Ceiling Fan(s)                             |

### Exterior

|                   |                   |
|-------------------|-------------------|
| Exterior Features | Balcony           |
| Windows           | Window Treatments |
| Roof              | Metal             |

### School Information

|            |               |
|------------|---------------|
| Elementary | Van R Butler  |
| Middle     | Emerald Coast |
| High       | South Walton  |

**Additional Information**

|                 |         |
|-----------------|---------|
| Days on Website | 781     |
| HOA Fees        | 2331.06 |
| HOA Fees Freq.  | Monthly |

**Listing Details**

|                |                                       |
|----------------|---------------------------------------|
| Listing Office | Scenic Sotheby's International Realty |
|----------------|---------------------------------------|

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