

# \$2,550,000 - 615 E Royal Fern Way, Santa Rosa Beach

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MLS® #994989

**\$2,550,000**

5 Bedroom, 5.00 Bathroom, 2,967 sqft

Detached Single Family

WATERCOLOR, Santa Rosa Beach, FL

A sense of calm settles in the moment you arrive at this beautifully crafted custom home, set in a quiet pocket of WaterColor where privacy and proximity coexist with ease.

Backing to a lush nature preserve and thoughtfully positioned away from through traffic, the home offers a peaceful daily rhythm while remaining just minutes from everyday conveniences, the beach, and Camp WaterColor's resort-style amenities.

Built by Huff Construction and meticulously maintained, the residence reflects pride of ownership at every turn. Natural light pours through an abundance of windows, illuminating sun-bleached, stone-washed oak floors and a layout designed for both comfort and connection. The main level features a generous primary suite and a guest bedroom, each with its own ensuite, providing flexibility for owners and visitors alike. Upstairs, three additional bedrooms include two ensuite guest rooms and a charming bunk room with built-ins for four, ideal for hosting family and friends. An expansive upstairs living space currently serves as a playroom and gathering area, complete with custom built-in bookcases that add both function and character. The chef's kitchen anchors the home with top-grade granite countertops, high-end GE Monogram appliances, and a wet bar with a U-Line wine cooler, making entertaining feel effortless. Outdoor living is equally considered. A large screened porch with a gas fireplace overlooks the preserve, offering a quiet place to unwind



year-round, while the adjacent open deck with a natural gas hookup invites easy grilling and relaxed evenings outdoors. The fenced backyard includes dual gates for convenient access and a secure space for children or pets. An enclosed outdoor shower with endless hot water, bike racks for up to six bikes, and a welcoming front porch with two three-seater swings complete the lifestyle-driven details.

Modern comforts include dual 18-SEER HVAC systems; dual Rheem tankless water heaters; impact glass windows and doors; dark gray slate tile in the sand room, laundry room, and half bath; and an extra-long garage with room for a vehicle and golf cart.

This is a refined yet inviting home that pairs custom craftsmanship with a serene setting, offering full access to WaterColor's renowned amenities while feeling like a true retreat at the end of the day.

Built in 2014

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | 994989                 |
| Sold Price     | \$2,550,000            |
| List Price     | \$2,695,000            |
| Bedrooms       | 5                      |
| Bathrooms      | 5.00                   |
| Full Baths     | 4                      |
| Half Baths     | 1                      |
| Square Footage | 2,967                  |
| Year Built     | 2014                   |
| Type           | Detached Single Family |
| Sub-Type       | Detached Single Family |
| Style          | Beach House            |
| Status         | Sold                   |

**Community Information**

|         |                      |
|---------|----------------------|
| Address | 615 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 |
| Parking      | Garage Door Opener, Garage                                    |
| # of Garages | 1                                                             |

### **Interior**

|                   |                                                                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Crown Molding, Vaulted Ceiling(s), Tray Ceiling(s), Kitchen Island, Owner's Closet, Pantry, Shelving, Walls Wainscoting, Wet Bar |
| Appliances        | Cooktop, Dishwasher, Disposal, Freezer, Microwave, Refrigerator, Gas Water Heater, Tankless Water Heater                                    |
| Heating           | Central, Heat High Efficiency, Gas - Natural                                                                                                |
| Cooling           | Ceiling Fan(s)                                                                                                                              |
| Fireplace         | Yes                                                                                                                                         |
| Fireplaces        | Fireplace Gas                                                                                                                               |
| # of Stories      | 2                                                                                                                                           |

### **Exterior**

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Exterior Features | Private Yard, Outdoor Shower, Sprinkler System          |
| Lot Description   | Covenants, Restrictions                                 |
| Windows           | Double Pane Windows, Storm Window(s), 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 | 214                 |
| Zoning          | Resid Single Family |

### **Listing Details**

Listing Office

Scenic Sotheby's International Realty

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Listing information last updated on September 13th, 2026 at 5:07am CDT