

\$2,695,000 - 71 Sunflower Street, Santa Rosa Beach

MLS® #991372

\$2,695,000

4 Bedroom, 5.00 Bathroom, 2,982 sqft

Detached Single Family

WATERCOLOR, Santa Rosa Beach, FL

With its rare combination of privacy, upgrades, and enduring style, this extraordinary retreat stands among WaterColor's most compelling offerings. 71 Sunflower St. is the lowest-priced home in WaterColor with a private pool, set on a homesite that backs to preserved land that will never be built upon. This captivating home has been cherished as a non-rental second residence and is beautifully furnished with only a few exclusions of artwork. Thoughtful upgrades include designer lighting, new Quartz countertops, refinished hardwood floors, new bed linens, designer-grade furnishings, and fully updated saltwater pool equipment totaling \$20,000. Sunlight drifts through the home's abundant windows and French doors, settling into the open living spaces where imaginative lighting casts a soft glow over conversations that stretch from the Carrara Gold-topped kitchen to the deep porches overlooking the forest. Built by Romair Homes with a host of enhancements, the home feels both refined and deeply comforting, a place where laughter around the island becomes its own kind of ritual.

The first-floor primary suite opens directly to a calming porch overlooking the expansive private pool, inviting slow mornings with a cup of coffee and the rustle of birds in the trees. Upstairs, an additional primary suite joins two guest rooms with private baths and a cozy bunk den for sleepover guests. French doors lead to the upper porch, where a swing bench



captures the breeze and adds a nostalgic sense of calm.

Outdoors, the private saltwater pool and whirlpool spa feel beautifully sheltered, framed by mature greenery and permanent open space. Indoors, Wolf and Sub-Zero appliances, a wine refrigerator, a wet bar, and generous porches make entertaining effortless. Recent improvements include two new HVAC systems, new washer and dryer, and an array of new furnishings that give this stunning residence a fresh, welcoming, and effortlessly luxurious feel.

Joyful neighborhood exploration awaits, from Camp WaterColor's pools and lazy river to Western Lake's boathouse and the gulf-front Beach Club. Woven through the community are parks, sports courts, trails, and boardwalks that lead to unforgettable days in 30A's most coveted community. An inviting flow, elegant design selections, numerous upgrades, and with a golf cart conveying with sale, this appealing residence is a true turnkey experience for those looking to make extraordinary WaterColor memories of their very own.

Built in 2011

Essential Information

MLS® #	991372
Sold Price	\$2,695,000
List Price	\$2,695,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,982
Year Built	2011

Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Sold

Community Information

Address	71 Sunflower Street
Area	18 - 30A East
Subdivision	WATERCOLOR
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Utilities	Electric, Gas - Natural, Phone, Public Sewer, Public Water, TV Cable
Parking	Attached Carport, Carport
Has Pool	Yes
Pool	In Ground

Interior

Interior Features	Breakfast Bar, Kitchen Island, Recessed Lighting, Pantry, Shelving, Wallpaper, Washer/Dryer Hookup, Wet Bar
Appliances	Dishwasher, Disposal, Dryer, Microwave, Range Hood, Washer
Heating	Central, Gas - Natural
Cooling	Central Air, Ceiling Fan(s)
# of Stories	2

Exterior

Exterior Features	Balcony, Private Yard, Hot Tub, Pool - Gunite Concrtr, Outdoor Shower
Lot Description	Cleared, Covenants, Interior Lot, Restrictions
Windows	Window Treatments
Roof	Metal
Construction	Siding CmntFbrHrdBrd
Foundation	Slab

School Information

Elementary	Dune Lakes
Middle	Emerald Coast

High South Walton

Additional Information

Days on Website 271
Zoning Resid Single Family
HOA Fees 1790
HOA Fees Freq. Quarterly

Listing Details

Listing Office Scenic Sotheby's International Realty

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