

# \$3,550,000 - 765 Western Lake Drive, Santa Rosa Beach

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MLS® #1012187

**\$3,550,000**

4 Bedroom, 4.00 Bathroom, 2,745 sqft

Detached Single Family on 0.12 Acres

WATERCOLOR, Santa Rosa Beach, FL

Welcome to this beautifully renovated WaterColor home in the coveted Phase I, perfectly positioned on the north side of Western Lake Drive with a rare private backyard.

One of few WaterColor homes in Phase I to have a pool/spa and private backyard. The main living area is open and inviting, with coffered ceilings and marble countertops in both the kitchen and baths. Natural light fills the space, and the living and dining areas look out to a peaceful, private setting with a subtle glimpse of Western Lake.

Built in 2004

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | 1012187                |
| Sold Price     | \$3,550,000            |
| List Price     | \$3,550,000            |
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 2,745                  |
| Acres          | 0.12                   |
| Year Built     | 2004                   |
| Type           | Detached Single Family |
| Sub-Type       | Detached Single Family |
| Style          | Craftsman              |
| Status         | Sold                   |



## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 765 Western Lake Drive |
| Area        | 18 - 30A East          |
| Subdivision | WATERCOLOR             |
| City        | Santa Rosa Beach       |
| County      | Walton                 |
| State       | FL                     |
| Zip Code    | 32459                  |

## Amenities

|           |                                                               |
|-----------|---------------------------------------------------------------|
| Utilities | Electric, Gas - Propane, Public Sewer, Public Water, TV Cable |
| Parking   | Attached Carport, Covered                                     |
| View      | Lake                                                          |
| Has Pool  | Yes                                                           |
| Pool      | Heated, In Ground                                             |

## Interior

|                   |                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Tray Ceiling(s), Recessed Lighting, Pantry                                                    |
| Appliances        | Cooktop, Dishwasher, Disposal, Dryer, Microwave, Range Hood, Refrigerator, Washer, Electric Water Heater |
| Cooling           | Central Air                                                                                              |
| Fireplace         | Yes                                                                                                      |
| Fireplaces        | EPA Qualified Fireplace                                                                                  |
| # of Stories      | 2                                                                                                        |

## Exterior

|                   |                                                                                  |
|-------------------|----------------------------------------------------------------------------------|
| Exterior Features | Private Yard, Outdoor Shower, Outdoor Kitchen                                    |
| Lot Description   | Cleared, Covenants, Interior Lot, Restrictions, Within 1/2 Mile to Water, Wooded |
| Windows           | Plantation Shutters, Window Treatments                                           |
| Roof              | Metal                                                                            |
| Construction      | Foundation Off Grade, Siding CmntFbrHrdBrd                                       |

## School Information

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

## Additional Information

|                 |    |
|-----------------|----|
| Days on Website | 16 |
|-----------------|----|

Zoning

Resid Single Family

## **Listing Details**

Listing Office

Watersound Real Estate

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