

\$3,185,000 - 79 Perrin, Santa Rosa Beach

MLS® #998223

\$3,185,000

4 Bedroom, 5.00 Bathroom, 3,947 sqft

Detached Single Family on 0.16 Acres

CHURCHILL OAKS, Santa Rosa Beach, FL

Attention Boaters and Fishing Enthusiasts! 35ft DEEP WATER boat slip included with the sale of this meticulous home within the gated waterfront community of Churchill Oaks. 79 Perrin offers an exceptional coastal lifestyle defined by water access, privacy, and thoughtful design. This custom-built residence is offered recently furnished with high-end, designer-selected pieces, creating a truly move-in-ready home that blends modern elegance with relaxed coastal living.

Completed in 2022 and spanning approximately 3,900 square feet, the home features quality craftsmanship and a welcoming courtyard entry that sets the tone for interiors that feel both refined and comfortable. The open yet well-planned floor plan seamlessly connects living spaces while maintaining distinct areas for daily life and entertaining.

Expansive windows and doors bring abundant natural light and create seamless indoor-outdoor flow. Wide-plank hardwood flooring, designer lighting, and curated finishes establish a warm and sophisticated coastal aesthetic. A wet bar adds to the home's functionality and invites gatherings with family and friends.

At its heart, the chef's kitchen is both stylish and practical, featuring quartz countertops, custom cabinetry, and premium appliances.



The kitchen flows naturally into the dining and living areas, reinforcing the home's emphasis on connection and effortless entertaining.

Four generous bedrooms, each with its own ensuite bath, provide comfort and privacy for owners and guests alike. The primary suite offers serene water views and a spa-inspired bathroom designed for everyday relaxation. Attention to detail is evident throughout, from the millwork to the fixtures and finishes.

Outdoor living is exceptional at 79 Perrin. Multiple courtyards and covered spaces frame a private pool and create an inviting resort-style setting for year-round enjoyment. A summer kitchen and fire pit extend the living experience outdoors, offering spaces for morning coffee, poolside afternoons, and evenings under the stars.

A distinctive lifestyle component of this property is the 35ft deep-water boat slip with lift, providing direct access to Choctawhatchee Bay and the Gulf beyond. Additionally, a 2025 Robalo 246 bay boat with less than 20 hours is available for separate purchase.

Residents of Churchill Oaks enjoy a suite of community amenities, including a private marina, clubhouse, multiple pools, a fitness center, and thoughtfully designed social spaces. Known for its architectural integrity and lush landscaping, the community offers exclusivity while remaining close to South Walton's renowned beaches, dining, and shopping.

79 Perrin is more than a home--it is a fully realized waterfront lifestyle where luxury, comfort, and connection to the water come together with turnkey ease.

*All listing information is deemed reliable but

not guaranteed. Buyer and buyer's agent to verify all details, including dimensions, square footage, HOA fees, and property information to their own satisfaction.

***Video/Audio Recording Disclosure:**

For the safety and security of the property, the seller may utilize active video and/or audio surveillance devices on the premises. By entering the property, visitors acknowledge and consent to potential recording. Please do not touch personal belongings.

Built in 2022

Essential Information

MLS® #	998223
Sold Price	\$3,185,000
List Price	\$3,290,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,947
Acres	0.16
Year Built	2022
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Contemporary
Status	Sold

Community Information

Address	79 Perrin
Area	16 - North Santa Rosa Beach
Subdivision	CHURCHILL OAKS
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Utilities	Electric, Gas - Natural, Public Sewer, Public Water, TV Cable, Tap Fee Paid
# of Garages	2
View	Lake
Is Waterfront	Yes
Waterfront	Lake Front
Has Pool	Yes
Pool	In Ground

Interior

Interior Features	Beamed Ceilings, Crown Molding, Kitchen Island, Washer/Dryer Hookup, Wet Bar
Appliances	Dishwasher, Microwave, Refrigerator, Tankless Water Heater
Heating	Central, Heat High Efficiency, Gas - Natural
Cooling	Central Air
# of Stories	2

Exterior

Exterior Features	Outdoor Grill, Outdoor Kitchen
Lot Description	Within 1/2 Mile to Water
Roof	Metal
Construction	Brick, Siding CmntFbrHrdBrd

School Information

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	181
Zoning	Resid Single Family

Listing Details

Listing Office	The Hutchison Group Inc
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