

# \$2,695,000 - 80 Coleman Drive, Santa Rosa Beach

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MLS® #991534

**\$2,695,000**

4 Bedroom, 6.00 Bathroom, 3,493 sqft

Detached Single Family on 0.13 Acres

THE PRESERVE AT GRAYTON BEACH,  
Santa Rosa Beach, FL

Upon entering this custom built residence in The Preserve at Grayton Beach, one is greeted by elevated luxury and thoughtful design. Constructed by Simmons Custom Homes, the property encompasses over 3,490 square feet of meticulously refined living space. The home presents a neutral color palette, 12-foot ceilings, a Venetian plaster fireplace wall, and an array of upscale finishes, including crystal accents, rattan, wrought iron, white oak flooring, linen, and Taj Mahal quartzite countertops. These features collectively foster a serene and welcoming environment well-suited for both relaxation and entertaining.

The main floor seamlessly integrates indoor and outdoor living through a retractable sliding glass wall, connecting the porch and primary living area for uninterrupted versatility.

Additional amenities include a half bath, a guest room with ensuite bath, a walk-in laundry room, and a three-stop elevator. The second floor offers two further guest bedrooms, each with private ensuite baths, in addition to the expansive Primary Suite. The Primary Suite occupies much of the floor, featuring a spacious bedroom, an oversized bath with soaking tub and enclosed shower, a walk-in closet with custom vanity, and private access to a secondary laundry room.

The residence is crowned with a Tower Room that provides panoramic 360-degree views, ideal for relaxation. Residents can enjoy



sunsets from the covered porch. The Preserve at Grayton Beach is a private, gated community offering two pool areas, tennis and pickleball courts, a fitness facility, and a community room, all situated along Scenic Highway 30A. With deeded beach access and proximity to Seaside, Rosemary, and Grand Boulevard's shopping and dining, this community affords convenient access to the best of the 30A lifestyle.

Built in 2025

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | 991534                 |
| Sold Price     | \$2,695,000            |
| List Price     | \$2,950,000            |
| Bedrooms       | 4                      |
| Bathrooms      | 6.00                   |
| Full Baths     | 4                      |
| Half Baths     | 2                      |
| Square Footage | 3,493                  |
| Acres          | 0.13                   |
| Year Built     | 2025                   |
| Type           | Detached Single Family |
| Sub-Type       | Detached Single Family |
| Style          | Beach House            |
| Status         | Sold                   |

**Community Information**

|             |                               |
|-------------|-------------------------------|
| Address     | 80 Coleman Drive              |
| Area        | 17 - 30A West                 |
| Subdivision | THE PRESERVE AT GRAYTON BEACH |
| City        | Santa Rosa Beach              |
| County      | Walton                        |
| State       | FL                            |
| Zip Code    | 32459                         |

**Amenities**

|           |                                                               |
|-----------|---------------------------------------------------------------|
| Utilities | Electric, Gas - Natural, Public Sewer, Public Water, TV Cable |
| Parking   | Attached Carport                                              |

## Interior

|                   |                                                                                                                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Vaulted Ceiling(s), Fireplace, Fireplace 2+, Kitchen Island, Recessed Lighting, Newly Painted, Owner's Closet, Pantry, Shelving, Walls Paneled, Walls Wainscoting, Wet Bar, Woodwork Painted, Elevator |
| Appliances        | Dishwasher, Disposal, Dryer, Microwave, Range Hood, Washer, Gas Water Heater, Tankless Water Heater                                                                                                               |
| Heating           | Central, Gas - Natural                                                                                                                                                                                            |
| Cooling           | Central Air, Ceiling Fan(s)                                                                                                                                                                                       |
| Fireplace         | Yes                                                                                                                                                                                                               |
| Fireplaces        | EPA Qualified Fireplace, Fireplace Gas                                                                                                                                                                            |
| # of Stories      | 3                                                                                                                                                                                                                 |

## Exterior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Exterior Features | Balcony, Outdoor Shower                                                                     |
| Lot Description   | Covenants, Interior Lot, Restrictions, Sidewalk, Survey Available, Within 1/2 Mile to Water |
| Windows           | Window Treatments                                                                           |
| Roof              | Metal                                                                                       |
| Construction      | Siding CmntFbrHrdBrd                                                                        |
| Foundation        | Foundation On Piling                                                                        |

## School Information

|            |               |
|------------|---------------|
| Elementary | Dune Lakes    |
| Middle     | Emerald Coast |
| High       | Freeport      |

## Additional Information

|                 |                     |
|-----------------|---------------------|
| Days on Website | 268                 |
| Zoning          | Resid Single Family |

## Listing Details

|                |                                   |
|----------------|-----------------------------------|
| Listing Office | 850 Properties - Santa Rosa Beach |
|----------------|-----------------------------------|

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