

# \$4,900,000 - 81 W Watercolor Boulevard, Santa Rosa Beach

MLS® #958478

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## \$4,900,000

6 Bedroom, 7.00 Bathroom, 4,374 sqft  
Detached Single Family on 0.13 Acres

WATERCOLOR, Santa Rosa Beach, FL

\*\* Private pool concept displayed in photos  
has been approved by Watercolor DRB.  
Quotes for project available upon request\*\*

Nestled in the highly sought-after Phase I of Watercolor, this exquisite coastal residence is a true masterpiece. One of only ten homes that faces the vibrant Cerulean Park, this trophy Watercolor property offers unparalleled positioning in the heart of the community, and a location that rarely becomes available. Just adjacent to Western Lake, and a two-minute walk to the exclusive Watercolor Beach Club and five minute walk to Seaside, FL—the epicenter of the renowned Scenic Highway 30A—this home is perfectly positioned for those who desire to experience the best that Watercolor living has to offer. Expertly designed by Dungan/Nequette architects, this 6-bedroom, 7-bathroom home spans nearly 4,400 square feet of thoughtfully crafted living space, with an additional 1,300+ square feet of covered porches and balconies. Entering the home, you will immediately note the authentic 100-year-old wide plank pine flooring, as well as the gorgeous wainscoating, custom light fixtures, and designer furnishings. The first level primary bedroom with a private study nook opens directly onto a private central courtyard, a lovely spot for morning coffee or an evening glass of wine. The newly renovated en-suite primary bathroom contains elegant marble tile throughout, a soaking tub and large walk-in shower. The home's first



level also includes a cozy sitting room/den and powder room, as well as two spacious and well-appointed guest suites, each with en-suite bathrooms that are newly renovated in 2024.

The expansive great room is bathed in natural light from the window lined walls and French doors that lead to the wraparound balcony offering canopy vistas and sight-lines of the flower-lined walking paths at Cerulean Park. The lime-washed brick fireplace serves as the focal point of the living room, while floor-to-ceiling shiplap walls and designer furnishings create an inviting and relaxing coastal atmosphere. A sizable central island, complete with prep sink, ice maker, and wine fridge anchors the kitchen and is illuminated by an elegant chandelier hanging from the vaulted ceiling. The kitchen features custom cabinetry and ample counter space finished with a marble backsplash. The second level features a formal dining space and the home's third guest bedroom with a completely updated en-suite bathroom. The breezeway balcony overlooking the private courtyard provides a seamless connection from the main house to the carriage house, which is fully equipped with a large, open bedroom, sitting area, full kitchen and bathroom that also recently underwent a renovation. Continuing upward to the home's third level reveals a loft-style bunk/media room, complete with a wet bar and mini-fridge, a second half bathroom, and another guest bedroom.

This residence's prime positioning in Watercolor makes it an attractive rental property year-round, as it offers ideal proximity to Watercolor's many amenities, as well as the green spaces where community events are hosted throughout the year, including the Harvest Wine Festival, one of the premier wine and food festivals in the Southeast, the Mountain Film Festival, and many more!

Guests will also appreciate the multiple indoor and outdoor living spaces the home offers that make hosting large groups or multiple families a breeze.

All owners in Watercolor have access to an array of world-class amenities, including the Watercolor Beach Club with its three Gulf-front pools, cabanas, tiki bar, and dining options. Families will enjoy the waterpark at Camp Watercolor, while outdoor enthusiasts can take advantage of direct access to Western Lake for kayaking and paddle boarding. The community's extensive walking and biking paths, tranquil parks, and curated landscaping offer endless opportunities for relaxation and recreation. This is truly a one-of-a-kind opportunity to own a piece of paradise in 30A's largest master-planned community.

Built in 2007

### **Essential Information**

MLS® #	958478
Sold Price	\$4,900,000
List Price	\$5,250,000
Bedrooms	6
Bathrooms	7.00
Full Baths	5
Half Baths	2
Square Footage	4,374
Acres	0.13
Year Built	2007
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Sold

### **Community Information**

Address 81 W Watercolor Boulevard

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

### **Amenities**

Amenities	BBQ Pit/Grill, Beach, Dock, Exercise Room, Fishing, Marina, Pavillion/Gazebo, Picnic Area, Playground, Pool, Tennis, Pets Allowed, Pickle Ball, Short Term Rental - Allowed
Utilities	Electric, Phone, Public Sewer, Public Water, TV Cable, Tap Fee Paid
Parking	Garage Detached
# of Garages	2

### **Interior**

Interior Features	Cathedral Ceiling(s), Crown Molding, Vaulted Ceiling(s), Kitchen Island, Recessed Lighting, Owner's Closet, Shelving, Walls Wainscoting, Washer/Dryer Hookup, Wet Bar, Woodwork Painted
Appliances	Cooktop, Dishwasher, Disposal, Dryer, Freezer, Microwave, Range Hood, Refrigerator, Washer, Gas Water Heater
Fireplace	Yes
Fireplaces	Fireplace Gas
# of Stories	3

### **Exterior**

Exterior Features	Columns, Outdoor Shower
Lot Description	Within 1/2 Mile to Water
Windows	Plantation Shutters, Window Treatments
Construction	Siding CmntFbrHrdBrd

### **School Information**

Elementary	Bay
Middle	Emerald Coast
High	South Walton

### **Additional Information**

Days on Website	640
Zoning	Resid Single Family
HOA Fees	1790

HOA Fees Freq. Quarterly

## **Listing Details**

Listing Office Compass

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