

\$4,150,000 - 86 Grayton Trails Road, Santa Rosa Beach

MLS® #997286

\$4,150,000

7 Bedroom, 8.00 Bathroom, 4,460 sqft

Detached Single Family on 0.33 Acres

GRAYTON BEACH, Santa Rosa Beach, FL

Nestled on a coveted private road in the heart of Grayton Beach, 86 Grayton Trails is a stunning new-construction residence designed by the talented team at Foresight Design and built by CM Taylor Construction. Grayton Trails Road offers mature century-old oaks, shady magnolias, and towering pines, creating a dense canopy and arguably one of the most serene settings on all of Scenic Highway 30A. Completed in August of 2025, this home encompasses 4,460 sq ft of heated and cooled living space, including 7 bedrooms, 7 full bathrooms, and 1 half-bathroom. Ten-foot ceilings and an abundance of natural light add to the home's sense of spaciousness. A private pool & spa, large fenced-in yard, outdoor kitchen, and 2-car garage add to the home's appeal. Upon entry, the home opens into an expansive living, kitchen, and dining area - large enough to host multiple families at a dinner party. The living area is accented by a red queen brick wall with a built-in gas fireplace. The kitchen features high-end Subzero and Wolfe appliances, a generous 4'x10' island with a large farmhouse sink, custom cabinetry, and a walk-in pantry with bonus storage area. This floor has one oversized bedroom with an ensuite bathroom. From the living/dining area, sliding glass doors reveal the fenced-in backyard, a heated pool and hot tub, summer kitchen, and additional covered outdoor living and dining areas.

An extra-wide staircase leads to the second



floor, showcasing the primary bedroom suite, along with three additional bedrooms, each with their own bathrooms and shared balconies. The primary suite features accented lighting, two closets, a roomy double vanity, and a dedicated shower area with a soaking tubThe laundry closet, with 2 sets of LG washer/dryers, is on this floor.

The third level offers an additional living/bonus area with a wet bar and mini fridge. This floor is complete with a 6th bedroom with an ensuite bathroom and a twin-over-twin bunk room and bathroom.

Situated on a generous .33 acre lot, this beautiful beach compound offers a large driveway and an enclosed two-car garage, a rare and welcomed amenity for any home on 30A, but especially for Grayton Beach. The entire 1/3 acre lot falls in Flood Zone X where flood insurance is not required.

Built in 2025

Essential Information

MLS® #	997286
Sold Price	\$4,150,000
List Price	\$4,350,000
Bedrooms	7
Bathrooms	8.00
Full Baths	7
Half Baths	1
Square Footage	4,460
Acres	0.33
Year Built	2025
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Sold

Community Information

Address	86 Grayton Trails Road
Area	17 - 30A West
Subdivision	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	Garage Door Opener, Oversized, Garage
# of Garages	2
Has Pool	Yes
Pool	In Ground

Interior

Interior Features	Crown Molding, Vaulted Ceiling(s), Kitchen Island, Recessed Lighting, Newly Painted, Owner's Closet, Pantry, Wet Bar
Appliances	Dishwasher, Disposal, Dryer, Microwave, Washer
Heating	Gas - Natural
Cooling	Central Air
Fireplace	Yes
Fireplaces	Fireplace Gas
# of Stories	3

Exterior

Exterior Features	Outdoor Grill, Balcony, Private Yard, Hot Tub, Outdoor Shower, Separate Living Area, Outdoor Kitchen
Lot Description	Within 1/2 Mile to Water
Windows	Window Treatments
Roof	Metal
Construction	Concrete, Brick, Siding CmntFbrHrdBrd
Foundation	Slab

School Information

Elementary	Dune Lakes
Middle	Seaside
High	South Walton

Additional Information

Days on Website 190

Zoning Resid Single Family

Listing Details

Listing Office Christies International Real Estate Emerald Coast

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