

\$2,650,000 - 86 Thicket Circle, Santa Rosa Beach

MLS® #1008517

\$2,650,000

4 Bedroom, 4.00 Bathroom, 2,496 sqft

Detached Single Family on 0.17 Acres

WATERCOLOR, Santa Rosa Beach, FL

Welcome to 86 Thicket Circle, an exceptional 4-bedroom WaterColor residence ideally situated just moments from Camp WaterColor, one of the community's most sought-after amenities. Perfectly positioned in the heart of WaterColor, this beautifully updated home offers the ideal blend of timeless coastal architecture, modern luxury, and convenient access to the pools, lazy river, tennis courts, playgrounds, and walking trails that make WaterColor such a desirable destination. Inside, the home has been thoughtfully enhanced with extensive improvements throughout. The centerpiece is the stunning custom kitchen, completely remodeled in 2023 with custom EF San Juan cabinetry and a premium GE Monogram appliance package. Designed for both entertaining and everyday living, the kitchen features dual panel-ready refrigerators, two ice makers, a wine chiller, Advantium oven, smart wall oven, and a professional gas cooktop with griddle. The spacious floor plan offers comfortable accommodations for family and guests, while recent updates provide peace of mind and elevated comfort. In 2025, the primary suite received a luxurious bathroom renovation featuring a new shower, flooring, and fixtures, while additional updates were completed in the guest suite and powder room. Additional improvements include new flooring, fresh carpeting in the primary bedroom, spray foam insulation beneath the home, and two new Carrier heat pump systems with transferable



warranties. Exterior enhancements include an an upgraded paver driveway, while a custom-built workspace provides a dedicated area for remote work or study, adding versatility to the home's thoughtful design. Whether you're seeking a primary residence, second home, or investment property, 86 Thicket Circle offers a rare opportunity to own a meticulously maintained and extensively updated home in one of WaterColor's most desirable locations--just steps from Camp WaterColor and a short bike ride to the beach, Beach Club, shopping, dining, and all of the world-class amenities that make WaterColor one of 30A's premier communities.

Built in 2006

Essential Information

MLS® #	1008517
Sold Price	\$2,650,000
List Price	\$2,650,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,496
Acres	0.17
Year Built	2006
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Sold

Community Information

Address	86 Thicket Circle
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, Tap Fee Paid
-----------	---

Interior

Interior Features	Crown Molding, Tray Ceiling(s), Fireplace, Kitchen Island, Washer/Dryer Hookup
Appliances	Dishwasher, Disposal, Dryer, Freezer, Microwave, Range Hood, Refrigerator, Washer, Electric Water Heater
Cooling	Central Air, Ceiling Fan(s)
# of Stories	2

Exterior

Lot Description	Covenants, Cul-De-Sac, Level, Restrictions
Windows	Window Treatments
Roof	Metal
Construction	Foundation Off Grade, Siding CmntFbrHrdBrd

School Information

Elementary	Bay
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	58
Zoning	Resid Single Family

Listing Details

Listing Office	Scenic Sotheby's International Realty
----------------	---------------------------------------

DISCLAIMER: Information Deemed Reliable but not guaranteed. The information being provided is for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. All listings are provided courtesy of the Emerald Coast Association of Realtors, Copyright 2026, All rights reserved.

Listing information last updated on September 22nd, 2026 at 1:52am CDT