

\$10,750,000 - 10 Hotz Avenue, Santa Rosa Beach

MLS® #1006109

\$10,750,000

6 Bedroom, 9.00 Bathroom, 6,225 sqft

Detached Single Family on 0.26 Acres

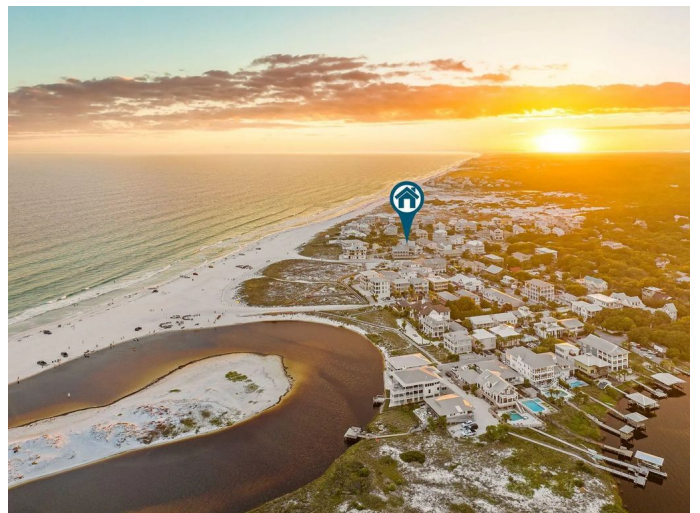
GRAYTON BEACH, Santa Rosa Beach, FL

The Grayton House stands among the most significant homes in Grayton Beach. Rooted in the heart of Grayton Beach, with origins dating to the 1890s and a thoughtful 2022 reconstruction, this storied residence has been reimagined for modern coastal living, with architectural design by Gregory D. Jazayeri, interiors by Tami Owen of Owen Group Interiors, and reconstruction led by Daniel Brock.

The result is a rare blend of Grayton history, thoughtful design, and contemporary comfort. Historic materials and architectural elements from the original home were incorporated where appropriate, preserving its character while the residence was completed with the craftsmanship, comfort, and everyday ease expected in a modern coastal home.

What makes The Grayton House especially compelling is the way it lives. Rather than relying on a single defining space, the home unfolds through a series of inviting indoor and outdoor living areas, allowing family and guests to gather naturally, enjoy real space, and move through the day with ease.

The layout feels intentional. Primary suites on both living levels, additional bedroom suites, a dedicated bunk room, and a flexible guest wing with the comfort of its own living space and direct access to the pool terrace create a home that accommodates beautifully without



feeling formal or forced. Mudroom space, generous storage, laundry on multiple levels, garage areas, elevator access from the garage level, and unusually generous parking for a home with Gulf views add the practical ease that makes the home as functional as it is beautiful.

Expansive porches extend from bedrooms and common areas, framing immersive views across native dunes, coastal vegetation, and the Gulf beyond. These outdoor spaces feel less like balconies and more like open air rooms, creating a natural connection between the home and its Grayton Beach setting.

At the heart of the outdoor experience, the pool terrace, outdoor kitchen, dining area, and fireplace create a natural place to land after the beach and continue into the evening. Inside, layered living spaces, a beautifully appointed kitchen, wet bar, and multiple areas for gathering allow the home to host with ease.

Rich in history yet thoroughly current in execution, The Grayton House offers something increasingly difficult to recreate in Grayton Beach. It is a meaningful historic residence with the comfort, character, scale, views, and livability of a modern coastal home.

Built in 2022

Essential Information

MLS® #	1006109
Price	\$10,750,000
Bedrooms	6
Bathrooms	9.00
Full Baths	8
Half Baths	1
Square Footage	6,225
Acres	0.26

Year Built	2022
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Florida Cottage
Status	Active

Community Information

Address	10 Hotz Avenue
Area	17 - 30A West
Subdivision	GRAYTON BEACH
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Utilities	Electric, Gas - Natural, Private Well, Public Sewer, TV Cable
Parking	Garage Door Opener
# of Garages	3
View	Gulf
Water View	Gulf
Has Pool	Yes
Pool	Heated

Interior

Interior Features	Breakfast Bar, Fireplace, Kitchen Island, Split Bedroom, Washer/Dryer Hookup, Wet Bar, Woodwork Painted, Elevator
Appliances	Dishwasher, Disposal, Dryer, Microwave, Double Oven, Range Hood, Refrigerator, 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	2

Exterior

Exterior Features	Outdoor Grill, Balcony, Pool - Gunite Concrct, Sprinkler System, Outdoor Kitchen
Lot Description	Survey Available, Within 1/2 Mile to Water

Windows	Window Treatments
Roof	Metal
Construction	Frame, Siding Brick Some, Siding CmntFbrHrdBrd

School Information

Elementary	Dune Lakes
Middle	Emerald Coast
High	South Walton

Additional Information

Zoning	Resid Single Family
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Listing Details

Listing Office	Scenic Sotheby's International Realty
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