

\$4,300,000 - 105 Eve Circle, Santa Rosa Beach

MLS® #1006829

\$4,300,000

6 Bedroom, 6.00 Bathroom, 5,390 sqft

Detached Single Family on 0.50 Acres

EDEN ESTATES S/D, Santa Rosa Beach, FL

Nestled on a half-acre lot among centuries-old oak and pine trees in the historic community of Point Washington, this newly constructed residence sets a new standard for what luxury non-HOA living can look like. The builder is a known curator of fine homes, and the level of craft on display here reflects a career spent sourcing materials from the great workshops of France, Spain, Morocco, Belgium, Turkey, and England, assembling them with uncommon intention. At 5,390 square feet across two floors, with five bedrooms, five and a half bathrooms, and a dedicated gym and spa, the home is designed so that all principal living can be done on a single floor. More than 1,374 square feet of outdoor living space connects the interior to a backyard designed for both quiet mornings and effortless entertaining. Built with the same permanence as the materials inside it, this is a home designed to be lived in and to age gracefully for generations, not just admired for a season. The exterior is clad in Peppered Limestone quarried in Texas and lit by handmade Bevolo gas and electric lanterns. Inside, the foyer is floored in Venetian Grey and White Tumbled Marble imported from France, with E.F. Chapman lanterns overhead. Eight-inch French hardwood floors run throughout, beneath reclaimed and imported French Oak beams finished with natural oil. Walls are finished in custom plaster, with limewashed surfaces in the office and primary bedroom lending a warmth that paint simply cannot



achieve. Outside, the rear of the home is designed for serious outdoor living. A resort-style pool and hot tub are set within Flemish Grey Limestone decking, and a covered living area features a fireplace, wood ceiling, and Bevolo lanterns. The fully equipped outdoor kitchen includes a six-burner Coyote grill, refrigerator, and leathered countertop. An outdoor shower, astroturf lawn accessible from the primary bedroom, and a scalloped privacy wall complete the picture. The bay is just moments away, and the surrounding oak and pine canopy provides a natural privacy that no fence could replicate. The main living area occupies the entire first floor, with the kitchen, living, and dining rooms flowing together in an open, unhurried plan. The living room is defined by beautiful reclaimed beams overhead, and a Nana door opens fully to the backyard, connecting the interior effortlessly to the outdoor entertaining space beyond. The kitchen is centered around a full Thermador appliance suite, a Shaw's sink imported from England, and a Sub-Zero wine refrigerator. Custom oak cabinetry with brass hardware runs throughout, and the island -- topped in quartz and hung with Suzanne Kasler concrete pendants -- is sized generously for seating and gathering. Behind a discreet door, a fully equipped scullery with a plumbed Miele coffee maker keeps the main kitchen clear and composed. The primary bedroom is a considered retreat -- limewashed plaster walls, a hand-painted pecky cypress herringbone feature wall, a center beam of reclaimed imported French Pine, and Spanish Alabaster stone sconces. A fireplace anchors one wall, and direct access to the porch and pool area is just steps away. The primary bathroom offers heated marble floors, his and hers vanities, Brizo fixtures throughout, and a large shower with gold fixtures and an oversized rain head. The primary closet is generously sized with

enclosed shelving and a built-in makeup vanity.

A first floor guest bedroom with en-suite bath finished in imported Zellige Moroccan tile offers its own private exterior access. A dedicated office with limewashed walls provides a calm, focused workspace. Practical spaces -- a mudroom, laundry room with dog bath, and powder room with an imported Turkish sink -- are finished with the same care given to the principal rooms.

Built-in speakers, designer lighting, and brass hardware throughout speak to a home where the details were never an afterthought.

Upstairs, the home offers a large bedroom with reclaimed wood beams, a charming blue bedroom, a flex room suited to a study or children's space, and generous sitting areas. Two well-appointed bathrooms serve the level, one of which is a showpiece of blue and white penny tile with a matching vanity and shower. A large closet with dedicated shoe storage and a sweeping covered outdoor porch complete the upper floor.

The wellness suite is in a category of its own. Belgian Bluestone floors, a custom cold plunge tub, a two-person infrared red light sauna with Bluetooth, and a Moroccan plaster steam shower with island stone floors together create a space devoted entirely to restoration. Few homes at any price point offer this combination under one roof.

Above the oversized three-car garage, a self-contained carriage house with oak floors, oak wall paneling, a full kitchen, and a penny tile bath offers complete independence for extended family or long-term guests -- a fitting complement to a home of this caliber.

Built in 2026

Essential Information

MLS® #

1006829

Price	\$4,300,000
Bedrooms	6
Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	5,390
Acres	0.50
Year Built	2026
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Pueblo
Status	Active

Community Information

Address	105 Eve Circle
Area	19 - Point Washington
Subdivision	EDEN ESTATES S/D
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Utilities	Community Sewer, Community Water, Electric, Gas - Natural, TV Cable
Parking	Garage
# of Garages	3
Has Pool	Yes
Pool	Heated, In Ground

Interior

Interior Features	Fireplace, Fireplace 2+, In-Law Floorplan, Kitchen Island, Recessed Lighting, Pantry, Shelving, Washer/Dryer Hookup, Woodwork Painted, Natural Woodwork
Appliances	Cooktop, Dishwasher, Disposal, Dryer, Freezer, Microwave, Range Hood, Refrigerator, Washer
Heating	Central, Gas - Natural
Cooling	Central Air
Fireplace	Yes
Fireplaces	EPA Qualified Fireplace, Fireplace Gas

of Stories 2

Exterior

Exterior Features Outdoor Grill, Balcony, Private Yard, Hot Tub, Sauna/Steam, Outdoor Shower

Lot Description Aerials/Topo Availbl, Within 1/2 Mile to Water

Roof Metal

Construction Brick

School Information

Elementary Dune Lakes

Middle Emerald Coast

High South Walton

Additional Information

Zoning Resid Single Family

Listing Details

Listing Office Scenic Sotheby's International Realty

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