

\$4,799,000 - 13 Tyler Drive, Santa Rosa Beach

MLS® #1011151

\$4,799,000

6 Bedroom, 8.00 Bathroom, 4,812 sqft

Detached Single Family

CHURCHILL OAKS, Santa Rosa Beach, FL

Welcome home to 13 Tyler Drive, a showpiece new-construction estate tucked behind the gates of Churchill Oaks. Every window frames something worth looking at, from tranquil lake views to sweeping park greenery, and every room delivers on the promise of true luxury living. With six bedrooms, six full baths, and two half baths, this residence balances timeless architecture with a decidedly modern edge. Soaring ceilings, custom millwork, and designer-grade fixtures carry through an open, effortless floor plan built for both grand entertaining and everyday living. Retreat upstairs to a primary suite that feels worlds away, quietly overlooking the resort-caliber pool and manicured grounds below. A detached carriage house rounds out the offering with rare flexibility, ready to serve as a guest retreat, private office, or the ultimate poolside hideaway.

Life at 13 Tyler Drive is built for the outdoors as much as the in. A sparkling pool, covered summer kitchen, and generous terrace spaces set the stage for year-round gatherings, while a third-floor bunk and multipurpose room deliver even more room to play, unwind, or host overnight guests.

And the estate is only the beginning. Conveying with the property is a private 50-foot boat slip within Churchill Oaks' deepwater marina, placing the bay just moments from your front door. Beyond the



water, residents enjoy a members-only clubhouse, bayfront resort-style pool, fully equipped fitness center, catering kitchen, event spaces, and more than 40 acres of parks, lakes, and preserved green space.

Built in 2025

Essential Information

MLS® #	1011151
Price	\$4,799,000
Bedrooms	6
Bathrooms	8.00
Full Baths	6
Half Baths	2
Square Footage	4,812
Year Built	2025
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Contemporary
Status	Active

Community Information

Address	13 Tyler Drive
Area	16 - North Santa Rosa Beach
Subdivision	CHURCHILL OAKS
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Utilities	Electric, Gas - Natural, Public Sewer, Public Water
Parking	Garage Door Opener, Garage Detached
# of Garages	2
View	Lake
Water View	Lake
Has Pool	Yes
Pool	Heated

Interior

Interior Features	Tray Ceiling(s), Kitchen Island, Recessed Lighting
Appliances	Dishwasher, Microwave, Double Oven, Range Hood, Tankless Water Heater
Heating	Gas - Natural
Cooling	Central Air
Fireplace	Yes
Fireplaces	Fireplace Gas
# of Stories	3

Exterior

Exterior Features	Outdoor Grill, Balcony, Lawn Pump, Outdoor Kitchen
Lot Description	Curb & Gutter, Interior Lot, Within 1/2 Mile to Water
Windows	Double Pane Windows
Roof	Metal
Construction	Frame, Roof Pitched, Brick, Siding CmntFbrHrdBrd

School Information

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

Additional Information

Zoning	Resid Single Family
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Listing Details

Listing Office	Compass
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