

# \$3,850,000 - 172 Chivas Ln, SANTA ROSA BEACH

MLS® #832342

## \$3,850,000

9 Bedroom, 9.00 Bathroom, 5,346 sqft  
Detached Single Family on 0 Acres

### WALK OVER DUNES, SANTA ROSA BEACH, FL

In addition to the incredible design and finishes, 360 Blue Properties is offering a 2 year, \$300,000 annual rental revenue guarantee to the buyer! Mischivas Mermaid is an incredible amenity style home that is truly unique to the coast. The first floor is ideal for all ages of youthful spirits and includes two pin ball machines, ping pong table, and large media area. This floor also includes two beautifully custom designed bunkrooms, both with four twin-over-twin bunks with locker style bathrooms featuring multiple standup showers and large double vanities. The second floor boasts an open floor plan, connecting the gourmet chefs kitchen, living area and massive dining area. This floor includes two master bedrooms with private en-suites, each with porch access. The third floor includes additional living space and even more gaming opportunities. There are three master bedrooms on this floor, all including a porch view and private luxury designed ensuite bathrooms. The final bedroom of this home is a custom designed double on double bunk bed with shared porch and private ensuite bathroom. The separate oversized garage and carriage house allows additional living space and includes a spacious kitchenette, master suite and living room with sleeper sofa. The front and the back of this home are stacked with spacious porches for viewing the gulf or relaxing in the serene outdoor noises of the Gulf. One side over looking the Gulf and the other overlooking the incredibly designed and



thought-out backyard, complete with a two tier pool, swim up bar with flat screen TV, outdoor living with a custom designed outdoor kitchen equipped with built-in gas grill, and a outdoor sanded volley ball court. This home is truly one of the coast most uniquely appointed homes and leaves an unforgettable experience to all that have enjoyed it. Buyer to verify all dimensions.

Built in 2017

### **Listing Information**

MLS® #	832342
Price	\$3,850,000
Bedrooms	9
Bathrooms	9.00
Full Baths	9
Square Footage	5,346
Acres	0.04
Year Built	2017
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Active

### **Community Information**

Address	172 Chivas Ln
Area	South Walton East
Subdivision	WALK OVER DUNES
City	SANTA ROSA BEACH
County	WALTON
State	FL
Zip Code	32459

### **Amenities**

Extra Amenities	Pool
Utilities	Electric Available, Gas - Natural, Public Sewer Available, Public Water Available, TV Cable Available

Parking Spaces	2
Parking	Garage
# of Garages	2
Has Pool	Yes
Pool	Pool - In-Ground, Private, Community

### **Interior**

Heating	A/C: Central Gas
Cooling	A/C: Two Or More, Ceiling Fans, A/C: Central Gas
# of Stories	3

### **Exterior**

Exterior	Roof Metal
Exterior Features	Balcony, Hot Tub, Patio Covered, Pool - In-Ground, Shower, Sprinkler System, BBQ Pit/Grill, Summer Kitchen
Roof	Roof Metal

### **School Information**

Elementary	Dune Lakes
Middle	EMERALD COAST
High	SOUTH WALTON

### **Additional Information**

Days on Website	49
Zoning	Residential Single Family
HOA Fees	0.00

### **Listing Details**

Listing Office	Coastal Luxury
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