

\$2,250,000 - 18 Lyonia Lane, Santa Rosa Beach

MLS® #1011608

\$2,250,000

3 Bedroom, 3.00 Bathroom, 2,050 sqft

Detached Single Family on 0.08 Acres

WaterColor, Santa Rosa Beach, FL

An opportunity to own in the much sought-after Tennis District in Phase I of WaterColor. This 3 bedroom home is right-sized for vacations, and optimally located for strolls into Seaside. Proximity to the tennis and pickleball center add tremendous value to current and future ownership. New upgrades to the tennis center include 4 additional pickleball courts and a resort gym, which will make the location even more desirable.

Beautifully appointed, with a loyal rental clientele, the home is a favorite for many; and for many good reasons. Two of the home's bedrooms are located downstairs, along with a comfortable living room with a soaring cathedral ceiling. An upstairs bedroom accommodates further guests, and has the benefit of a crafting area in the hall. A rear porch extends this house's living area, allowing vacationers and owners to enjoy quiet moments overlooking one of Western Lake's natural tributaries.

This property is an excellent entry point for WaterColor, where owners enjoy 6 separate pool facilities, tennis, pickleball, canoeing, an association owned beach, waterslides, restaurants, shopping, nature trails, and more.

Built in 2003

Essential Information



MLS® #	1011608
Price	\$2,250,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,050
Acres	0.08
Year Built	2003
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Active

Community Information

Address	18 Lyonia Lane
Area	18 - 30A East
Subdivision	WaterColor
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Utilities	Electric, Gas - Natural, Public Sewer, Public Water, TV Cable
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Interior

Interior Features	Vaulted Ceiling(s), Lock Out, Owner's Closet, Pantry, Shelving, Washer/Dryer Hookup
Appliances	Cooktop, Dishwasher, Disposal, Microwave, Range Hood
Heating	Gas - Natural
Cooling	Central Air
# of Stories	2

Exterior

Lot Description	Covenants, Cul-De-Sac, Sidewalk, Within 1/2 Mile to Water
Windows	Window Treatments
Roof	Metal

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	Engel & Voelkers 30A Beaches
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