

# \$2,799,000 - 190 Bay Trace, Santa Rosa Beach

MLS® #1006865

**\$2,799,000**

3 Bedroom, 3.00 Bathroom, 3,256 sqft

Detached Single Family on 0.76 Acres

The Woods, Santa Rosa Beach, FL

Discover an exceptional opportunity to own 95 feet of prime bay frontage on an expansive 0.76-acre homesite at 190 Bay Trace. Offering breathtaking water views, solid construction, and endless potential, this custom home delivers the ideal blend of comfort, functionality, and waterfront living--all at a price point that is increasingly rare to find on the bay.

Built to last, the home is supported by 35 pilings and features a thoughtfully designed floor plan with the primary suite conveniently located on the main level, along with a dedicated office/study and an inviting living room centered around a cozy fireplace.

The beautifully appointed kitchen is the heart of the home, showcasing warm butcher block countertops, abundant workspace, and a spacious scullery that provides additional prep, storage, and organization.

Designed for enjoying the outdoors, the sprawling waterfront living space includes a screened porch with an outdoor fireplace, as well as hookups already in place for a outdoor kitchen--creating the perfect setting for entertaining family and friends while taking in spectacular bay views.

Upstairs, you'll find two generously sized bedrooms with a full bath, along with two additional bonus rooms currently used as an art studio and storage. These spaces offer incredible flexibility and could easily be finished to add valuable square footage. The storage room is ideally suited to become a



bunk room, media room, or home theater, allowing the home to grow with your needs. Additional features include washer and dryer hookups on both levels, a spacious two-car garage with abundant storage, and a large private dock complete with a boat lift for easy access to the bay.

Whether you're searching for a full-time residence, a second home, or a waterfront investment with room to customize, 190 Bay Trace offers an outstanding opportunity to own an exceptional bayfront property with space, quality construction, and tremendous upside. Opportunities like this at this price point are becoming increasingly difficult to find on the bay.

Built in 2018

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | 1006865                |
| Price          | \$2,799,000            |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 3,256                  |
| Acres          | 0.76                   |
| Year Built     | 2018                   |
| Type           | Detached Single Family |
| Sub-Type       | Detached Single Family |
| Style          | Pueblo                 |
| Status         | Active                 |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 190 Bay Trace         |
| Area        | 19 - Point Washington |
| Subdivision | The Woods             |
| City        | Santa Rosa Beach      |
| County      | Walton                |

|          |       |
|----------|-------|
| State    | FL    |
| Zip Code | 32459 |

### **Amenities**

|               |                                           |
|---------------|-------------------------------------------|
| Utilities     | Gas - Propane, Public Sewer, Public Water |
| Parking       | Garage Door Opener                        |
| # of Garages  | 2                                         |
| View          | Bay                                       |
| Is Waterfront | Yes                                       |
| Waterfront    | Bay                                       |
| Water View    | Bay                                       |

### **Interior**

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Interior Features | Fireplace, Kitchen Island, Pantry, Washer/Dryer Hookup, Wet Bar           |
| Appliances        | Dishwasher, Dryer, Microwave, Refrigerator, Washer, Electric Water Heater |
| Heating           | Central                                                                   |
| Cooling           | Central Air, Ceiling Fan(s)                                               |
| Fireplace         | Yes                                                                       |
| Fireplaces        | EPA Qualified Fireplace                                                   |
| # of Stories      | 2                                                                         |

### **Exterior**

|                   |                                                                        |
|-------------------|------------------------------------------------------------------------|
| Exterior Features | Boat Slip, Boatlift, Dock, Private Yard, Outdoor Kitchen, Rain Gutters |
| 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 | Christies International Real Estate Emerald Coast |
|----------------|---------------------------------------------------|

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