

\$1,995,000 - 207 Anchor Rod Circle, Santa Rosa Beach

MLS® #1010160

\$1,995,000

3 Bedroom, 5.00 Bathroom, 2,603 sqft

Detached Single Family on 0.06 Acres

WATERSOUND WEST BEACH, Santa Rosa Beach, FL

This quintessential beach cottage in WaterSound West Beach boasts three beds, four-and-a-half baths and lots of hidden extras. Fully furnished, it's designed to comfortably accommodate 14 guests. Completed in 2020 to a design by R.W. Lowe Architecture, this attractive coastal retreat was built to the highest standards by Ryan Harp Construction. With two primary suites, a bunk area and a fun-filled game arcade on the second floor, it's ideal as a full-time residence or as a vacation home with rental potential. Leave your vehicles on the twin parking pads and head inside. The open floor plan is designed for seamless indoor/outdoor living, whether you're enjoying a peaceful break or entertaining family and friends. Bathed in natural light, the spacious living area has designated areas for cooking, dining and relaxing. Shiplap walls, airy 10-foot ceilings and gorgeous wood flooring enhance this attractive space, all lit by designer lighting. The pristine white kitchen is very much a part of the social space, with an expansive quartz-topped breakfast bar. Five stools invite social conversation over long, cool drinks and tasty snacks. This well-appointed space has ample storage, KitchenAid professional appliances and a generous six-burner stove beneath an oversized hood. Beyond the sitting area, French doors open onto a sunny screened porch. It's a place for relaxing and enjoying the peaceful, sun-dappled views of the preserved woodland. Imagine breakfast



outdoors accompanied by the sound of birdsong as you plan the day's activities. Return in the evening for sunset cocktails after rinsing off sandy feet under the outdoor shower. The cottage includes a first-floor master suite for living all on one level, if required. Four built-in bunks make good use of the flex space on the second-floor landing, and there's still room for a comfy sofa and a wall-mounted TV. The adjoining bathroom with artisan tile adds another practical touch. Tucked around the corner, the gaming arcade is sure to be popular with kids of all ages. The second-floor master suite also makes good use of space with a king-sized bed, a reading area and additional space for a desk. Beneath the sloping eaves, the third bedroom is furnished with two queen beds. Another pristine ensuite bathroom provides private facilities for visiting guests. This serene coastal retreat includes a garage housing a six-seat golf cart for getting around. Feel the breeze in your hair as you explore winding boardwalks lined with mature pines, play golf or visit the beautiful beach, all within this exclusive gated community. Residents and guests can also enjoy the heated resort-style community pool with shady cabanas, outdoor grills and a cozy fire pit for toasting s'mores.

Built in 2020

Essential Information

MLS® #	1010160
Price	\$1,995,000
Bedrooms	3
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,603
Acres	0.06
Year Built	2020

Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Active

Community Information

Address	207 Anchor Rode Circle
Area	18 - 30A East
Subdivision	WATERSOUND WEST BEACH
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Utilities	Electric, Gas - Natural, Public Sewer, Public Water
Parking	Garage Door Opener
# of Garages	1

Interior

Appliances	Dishwasher, Disposal, Dryer, Microwave, Range Hood, Refrigerator, Washer
Heating	Gas - Natural
Cooling	Central Air
# of Stories	2

Exterior

Lot Description	Covenants, Restrictions
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School Information

Elementary	Dune Lakes
Middle	Emerald Coast
High	South Walton

Additional Information

Zoning	Deed Restrictions, Resid Single Family
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Listing Details

Listing Office	Scenic Sotheby's International Realty
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