

\$4,700,000 - 252 Chat Holley Road, Santa Rosa Beach

MLS® #996570

\$4,700,000

2 Bedroom, 3.00 Bathroom, 2,889 sqft

Detached Single Family on 2.00 Acres

NA, Santa Rosa Beach, FL

Set on two extraordinary acres, this rare bayfront estate offers exceptional privacy, scale, and presence.

Positioned directly on the water, this fortress-style residence was constructed in 2023 for durability, security, and long-term ownership. The home features two bedrooms and two and one-half baths, yet lives far beyond its footprint with expansive living areas, soaring ceilings, and walls of glass capturing panoramic bay views.

The primary suite is a private retreat with tranquil waterfront vistas, while guest accommodations reflect the same level of comfort and quality. Finishes throughout are thoughtfully selected, blending craftsmanship with timeless coastal design. Outdoor living is equally compelling. A waterfront pool overlooks the bay, and a private dock provides immediate access for boating, paddleboarding, and fishing. The grounds offer a level of space and privacy rarely found on bayfront property.

Additional features include a solar power system for low operating costs, solar pool heating, and an impressive collection of included assets: a double-decker Triton boat, two wave runners, a Rubicon Jeep, Hobie cat pedal kayaks, and an all-glass greenhouse. Floor plans for a potential carriage house are available.



This is a true waterfront estate--designed for privacy, built for strength, and positioned for generational ownership.

Built in 2023

Essential Information

MLS® #	996570
Price	\$4,700,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,889
Acres	2.00
Year Built	2023
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Contemporary
Status	Active

Community Information

Address	252 Chat Holley Road
Area	16 - North Santa Rosa Beach
Subdivision	NA
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Utilities	Electric
View	Bay
Is Waterfront	Yes
Waterfront	Bay
Water View	Bay
Has Pool	Yes
Pool	In Ground

Interior

Cooling	Central Air
# of Stories	1

Exterior

Exterior Features	Boatlift, Dock, Hot Tub
Lot Description	Addl Land Available, Flood Insurance Req, Level, Within 1/2 Mile to Water
Construction	Concrete

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	Scenic Sotheby's International Realty
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