

\$2,500,000 - 254 Eden Drive, Point Washington

MLS® #1001943

\$2,500,000

6 Bedroom, 6.00 Bathroom, 5,299 sqft

Detached Single Family on 0.28 Acres

Eden Estates, Point Washington, FL

Welcome to 254 Eden Drive in Point Washington - a hidden gem where refined coastal living meets privacy, flexibility, and exceptional outdoor potential. Positioned on an oversized 0.28-acre homesite in a quiet, low-traffic enclave, this custom-built estate offers expansive luxury living minutes from Scenic Highway 30A, the bay, state parks, dining, shopping, and the sugar-white sand Gulf beaches - with no HOA and Flood Zone X designation, meaning no required flood insurance.

Less than half a mile from the public bay launch on Choctawhatchee Bay and moments from Eden Gardens State Park, the home is ideally positioned for those who value boating, biking, and nature while remaining close to Seaside, Grayton Beach, WaterColor, restaurants, and shopping.

Spanning approximately 5,300 square feet, the residence showcases coastal modern architecture paired with exceptional craftsmanship and high-performance construction. A steel beam structural design creates an expansive open-concept floor plan that flows between the kitchen, dining, and living spaces. Soaring 12-foot ceilings on the main level, 10-foot ceilings upstairs, custom mahogany double entry doors, and solid white oak flooring throughout the main home and carriage house establish warmth and sophistication.

The main living area centers around a beautiful 66-inch linear gas fireplace wrapped



in floor-to-ceiling carved stone with designer lighting throughout. Full spray foam encapsulation, upgraded... soundproofing, three high-efficiency HVAC systems, tankless water heaters, fiber internet, whole-home data wiring, and smart-ready infrastructure provide comfort and efficiency.

The chef's kitchen features custom white oak and painted cabinetry, natural stone countertops, a substantial island, and a fully appointed butler's pantry with coffee bar and prep sink. Professional-grade Thermador appliances include a 48-inch gas range, double wall ovens, built-in refrigerator and freezer with paneling, dishwasher, pot filler, and filtered water faucet.

The primary suite offers vaulted white oak beam details, patio access, and a spa-inspired bath with a freestanding stone soaking tub, dual rain-head showers, dual vanities, heated bidet toilet seat, and an oversized custom walk-in closet.

Upstairs features a vaulted game loft, media-ready bonus room, guest suites with ensuite baths, and a dedicated fitness room structurally reinforced for equipment. Theater prewiring, integrated audio zones, and camera-ready wiring further enhance functionality.

A true standout is the fully independent carriage house complete with a private entrance, full Bosch kitchen, living area, laundry, and luxurious suite - ideal for multigenerational living, guests, private office use, or rental income.

Outdoor living is where the property truly distinguishes itself. The covered shell stone patio, outdoor kitchen, beverage refrigerator, outdoor shower, and gathering spaces flow into a fully fenced, pool-ready backyard with room for a custom pool and spa, putting green, garden, or gazebo.

An oversized truck-and-boat garage, additional single-car garage, circular drive, and ample

storage complete the lifestyle experience -- making spontaneous bay days effortless. This exceptional home offers timeless design, superior craftsmanship, and the ability to personalize select finishes and backyard design. Don't miss the opportunity to make this home your own. Photo renderings are for illustrative purposes; final design details and finishes may vary and should be confirmed with the builder.

Built in 2026

Essential Information

MLS® #	1001943
Price	\$2,500,000
Bedrooms	6
Bathrooms	6.00
Full Baths	6
Square Footage	5,299
Acres	0.28
Year Built	2026
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Craftsman
Status	Active

Community Information

Address	254 Eden Drive
Area	19 - Point Washington
Subdivision	Eden Estates
City	Point Washington
County	Walton
State	FL
Zip Code	32459

Amenities

Utilities	Electric, Gas - Natural, Phone, Public Sewer, Public Water, TV Cable
Parking	Garage

of Garages 3

Interior

Interior Features Vaulted Ceiling(s), Fireplace, In-Law Floorplan
Appliances Tankless Water Heater
Heating Gas - Natural
Cooling Ceiling Fan(s)
Fireplace Yes
Fireplaces EPA Qualified Fireplace, Fireplace Gas
of Stories 2

Exterior

Exterior Features Private Yard, Separate Living Area, Outdoor Kitchen

School Information

Elementary Dune Lakes
Middle Emerald Coast
High South Walton

Additional Information

Zoning Resid Single Family

Listing Details

Listing Office Live 30A Real Estate LLC

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