

\$4,450,000 - 260 Magnolia Street, Santa Rosa Beach

MLS® #1009587

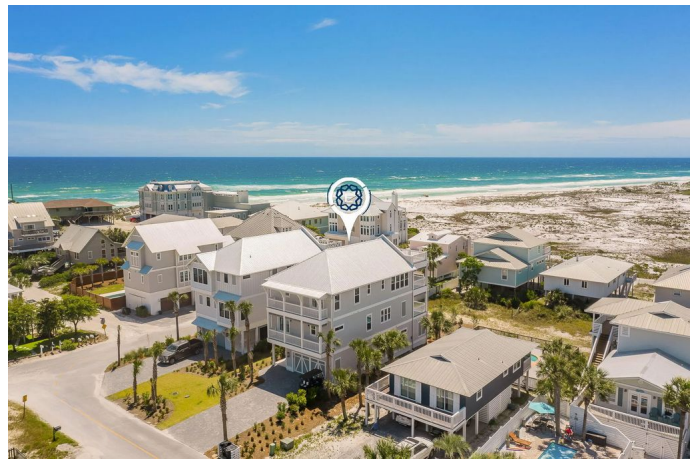
\$4,450,000

5 Bedroom, 6.00 Bathroom, 4,081 sqft

Detached Single Family on 0.16 Acres

GRAYTON BEACH, Santa Rosa Beach, FL

Welcome to Grayton Gold, a distinctive coastal residence set among the dunes of Grayton Beach. Just a short walk to dining, shopping, and, of course, the beach, 260 Magnolia puts you close to everything that makes Grayton special, while its design keeps you connected to the dunes, Gulf, and surrounding landscape. Designed to embrace its setting, the home features clean architectural lines, warm finishes, large windows, and generous outdoor spaces. Entering through the open foyer, herringbone-patterned tile flooring leads to a private guest suite and an oversized laundry room with a double washer and dryer setup. This level opens to a covered entertaining area with an outdoor summer kitchen and pool. It's an easy space for grilling, having fun, and enjoying time outside. Moving to the second floor, the serene primary suite offers floor-to-ceiling glass, abundant natural light, a large walk-in closet, and a resort-style bath with a freestanding soaking tub and Calacatta porcelain tile. A private porch adds another quiet outdoor space to enjoy. This level also includes a custom six-bed bunk room and an additional guest suite, both with ensuite baths, plus a beverage station and snack/coffee bar. The third main level is made for gathering, with vaulted shiplap ceilings, an open living and dining area, and a well-appointed kitchen with top-of-the-line appliances. Expansive glass doors frame views of the Gulf and Grayton



Beach State Park dunes, while an oversized outdoor living area extends the space outside. A sculptural spiral staircase leads to the rooftop deck, where expansive views stretch across the Gulf, dunes, and Grayton Beach landscape. It's the perfect spot for morning coffee or watching the sunset with a glass of wine. Built by a respected local builder, 260 Magnolia is a modern coastal home designed for comfortable living, easy entertaining, and making the most of life in Grayton Beach.

Built in 2020

Essential Information

MLS® #	1009587
Price	\$4,450,000
Bedrooms	5
Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	4,081
Acres	0.16
Year Built	2020
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Contemporary
Status	Active

Community Information

Address	260 Magnolia Street
Area	17 - 30A West
Subdivision	GRAYTON BEACH
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Utilities	Electric, Gas - Natural, Public Sewer, Public Water, TV Cable, Tap Fee
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	Paid
Parking	Garage Door Opener
# of Garages	2
View	Gulf
Water View	Gulf
Has Pool	Yes
Pool	In Ground

Interior

Interior Features	Breakfast Bar, Beamed Ceilings, Crown Molding, Vaulted Ceiling(s), Kitchen Island, Recessed Lighting, Shelving, Washer/Dryer Hookup, Wet Bar, Woodwork Painted, Elevator
Appliances	Dishwasher, Disposal, Dryer, Microwave, Range Hood, Washer, Gas Water Heater, Tankless Water Heater
Heating	Central, Gas - Natural
Cooling	Central Air, Ceiling Fan(s)
# of Stories	3

Exterior

Exterior Features	Outdoor Grill, Outdoor Shower, Sprinkler System, Separate Living Area, Outdoor Kitchen
Lot Description	Within 1/2 Mile to Water
Roof	Metal
Construction	Frame, Siding CmntFbrHrdBrd
Foundation	Slab

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	Watersound Real Estate
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