$1,475,000 - 261 W Bartons Way, Santa Rosa Beach

MLS® #1007807

$1,475,000
4 Bedroom, 3.00 Bathroom, 2,288 sqft
Detached Single Family on 0.13 Acres

THE PRESERVE AT GRAYTON BEACH, Santa Rosa Beach, FL

Completely renovated and move-in ready, this exceptional coastal retreat is located in the highly sought-after gated community of The Preserve at Grayton Beach, where deeded beach access, resort-style amenities, and short-term rental eligibility create the ultimate 30A lifestyle. A bright, open floor plan welcomes you into this beautifully updated home, thoughtfully renovated within the past five years with fresh interior paint, a stunning new designer kitchen featuring premium appliances, a luxurious primary bath renovation, custom California Closets in the primary suite, and new LVP flooring.

Designed for both entertaining and everyday living, the spacious layout offers a first-floor guest bedroom, two generously sized bedrooms upstairs, and a large bonus room perfect as a second living area, bunk room, media room, or home office. Throughout the home, you'll find quality craftsmanship and timeless finishes, including solid wood doors and beautifully detailed living spaces.

One of the home's most distinctive features is its expansive wrap-around porches, accessible from all bedrooms, complete with ceiling fans, providing the perfect setting to enjoy Gulf breezes and outdoor living year-round.

Nestled among the natural beauty of 30A, The Preserve at Grayton Beach is an intimate, Gated community of custom homes offering two resort-style pools, tennis courts, a fitness center, and private deeded beach access. Residents can enjoy a scenic boardwalk through protected dunes and coastal habitat leading to one of 30A's most pristine beaches, with nearby rare coastal dune lakes, abundant wildlife, and endless opportunities for paddleboarding, kayaking, fishing, and beachcombing.

Whether you're searching for a Primary Residence, luxury vacation home, or an investment property with short-term rentals permitted, 261 W. Bartons Way offers an exceptional combination of modern updates, coastal charm, and outstanding rental potential in one of 30A's most desirable gated communities.

Built in 2005

Essential Information

MLS® #	1007807
Price	$1,475,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,288
Acres	0.13
Year Built	2005
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Florida Cottage
Status	Active

Community Information

Address	261 W Bartons Way
Area	17 - 30A West
Subdivision	THE PRESERVE AT GRAYTON BEACH
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Utilities	Electric, Phone, Public Sewer, Public Water, TV Cable

Interior

Interior Features	Breakfast Bar, Kitchen Island, Pantry, Washer/Dryer Hookup
Appliances	Cooktop, Dishwasher, Disposal, Microwave, Refrigerator, Electric Water Heater
Heating	Central
Cooling	Central Air, Ceiling Fan(s)
# of Stories	2

Exterior

Exterior Features	Private Yard, Outdoor Shower
Roof	Metal
Construction	Frame, Siding CmntFbrHrdBrd

School Information

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

Additional Information

Zoning	Resid Single Family

Listing Details

Listing Office	Douglas Elliman

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