

# \$15,000,000 - 291 Garfield St, SANTA ROSA BEACH

MLS® #946768

## \$15,000,000

5 Bedroom, 6.00 Bathroom, 4,232 sqft  
Detached Single Family on 0.17 Acres

GRAYTON BEACH, SANTA ROSA BEACH, FL

291 Garfield St., located in the iconic beach town of Grayton Beach is a true masterpiece. Each detail inside and out was meticulously curated. This custom home exudes the epitome of what a luxury beach home should be, but yet the design creates an overall feeling of relaxation. This home celebrates the joy of living at the beach. The spacious parking court and impressive facade create a true sense of arrival. As you step into the great room, your eyes twitch back and forth from trying to take in the unmatched views of the water with absorbing the interior beauty of the home. Light and reflections dance over the venetian plaster walls and ceilings. A quick glance to the left and you are staring at a custom chilled wine wall; a showcase for exotic wines and champagnes. Open the sliding glass doors and the home is transformed into something of an open air Caribbean getaway; complete with cool sea air breezes and never ending views of clear water. Do the beautiful custom interiors draw the outside in? Or does the swimming pool and spa, outdoor living area and white sandy beaches draw the inside out? The perfectly apportioned kitchen anchors the east end of the home boasting a custom La Canche range, custom cabinets and a sliding window opening the kitchen up to the outdoor cooking and dining area. Tadelakt countertops, an ancient Moroccan blend of concrete and plaster provide ample space for cooking, dining and entertaining. The main floor is completed by a guest suite with a



private entrance, a large pantry/washroom and a full sized powder bath. The powder bath has both an indoor and outdoor shower; perfect for rinsing off after long days at the beach or dips in the pool. Upon reaching the top of the stairs on the second floor, you are yet again wowed by not only the incredible views of the beach and gulf but also by the spacious living area you are standing in. The room boasts soaring vaulted and beamed ceilings and is anchored by an oversized fireplace. Another set of sliding doors opens up to the large lounging porch overlooking what has been previously rated as the #1 beach in the United States; Grayton Beach. The master suite, complete with vaulted ceilings and gulf views simultaneously wows you while also giving a sense of relaxation. Two additional guest suites branch off the living area on this level. The guest lounge and suite is a unique design feature not seen in other homes. This wing serves as yet another place to congregate and entertain around the custom bar and sitting area, while also providing additional sleeping accommodations. The bathroom in this wing is a showstopper. A complete list of all the custom details found throughout the home would be overwhelming; not to mention the fact that the home is built like a fortress with concrete block construction resting on a number of deeply embedded concrete pilings.

Outdoor living here is key with multiple sitting areas providing areas to both relax or entertain; all set against the backdrop of Grayton Beach. If you want to get your feet in the sand or dip your toes in the Gulf waters, take a few steps and there you are. Looking for an exercise option? Grab a paddle board and paddle around Western Lake, but be on the lookout for Bald Eagles, Herons, Blue Crabs or various species of fish.

When it is time to leave the confines of your personal luxury resort, you are steps away from "downtown" Grayton Beach. The world renowned Red Bar offers fresh seafood and live music nearly every day of the week. Chiringos, a fresh upscale 30A take on the beachside open air dive is a favorite for locals and visitors alike. A few artist galleries and music venues are all within a short distance keeping the Grayton tradition of being a haven for those who create art and music alive.

From the home to the location, 291 Garfield is truly unmatched.

Built in 2019

### **Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | 946768                 |
| Price          | \$15,000,000           |
| Bedrooms       | 5                      |
| Bathrooms      | 6.00                   |
| Full Baths     | 5                      |
| Half Baths     | 1                      |
| Square Footage | 4,232                  |
| Acres          | 0.17                   |
| Year Built     | 2019                   |
| Type           | Detached Single Family |
| Sub-Type       | Detached Single Family |
| Style          | Beach House            |
| Status         | Active                 |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 291 Garfield St  |
| Area        | 30A West         |
| Subdivision | GRAYTON BEACH    |
| City        | SANTA ROSA BEACH |
| County      | WALTON           |
| State       | FL               |
| Zip Code    | 32459            |

## Amenities

|                |   |
|----------------|---|
| Utilities      | Electric Available, Gas - Natural, Public Sewer Available, Public Water Available, TV Cable Available |
| Parking Spaces | 1   |
| Parking        | Garage: Attached  |
| # of Garages   | 1   |
| Is Waterfront  | Yes   |
| Waterfront     | GULF, Lake  |
| Water View     | GULF, Lake  |
| Has Pool       | Yes   |
| Pool           | Private, Pool - Heated, Pool - In-Ground, Community   |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Ceiling Raised, Ceiling Vaulted, Floor Tile, Furnished - All, Kitchen Island, Pantry, Window Treatment All, Ceiling Beamed, Fireplace 2+, Fireplace Gas, Floor Hardwood, Wallpaper |
| Appliances        | Dishwasher, Disposal, Dryer, Microwave, Range Hood, Stove/Oven Gas, Wine Refrigerator  |
| Cooling           | A/C: Two Or More   |
| Fireplace         | Yes  |
| Fireplaces        | Fireplace 2+, Fireplace Gas  |
| # of Stories      | 2  |

## Exterior

|                   |  |
|-------------------|--|
| Exterior          | Block, Concrete, Roof Concrete   |
| Exterior Features | Balcony, Porch Covered, Sprinkler System, Fenced Lot-All, Hot Tub, Pool - Heated, Pool - In-Ground, Porch Open |
| Lot Description   | Within 1/2 Mile Of Water   |
| Windows           | Tinted Windows   |
| Roof              | Block, Roof Concrete   |

## School Information

|            |               |
|------------|---------------|
| Elementary | Dune Lakes    |
| Middle     | EMERALD COAST |
| High       | SOUTH WALTON  |

## Additional Information

|          |                           |
|----------|---------------------------|
| Zoning   | Residential Single Family |
| HOA Fees | 0.00                      |

## Listing Details

Listing Office

Coastal Abode

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