

\$12,750,000 - 291 Garfield St, SANTA ROSA BEACH

MLS® #973717

\$12,750,000

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. The custom home was expertly designed by renowned architect, Tom Christ and brought to life by an exceptional team of designers. Every element of this residence was intentionally curated, blending elegant finishes with a relaxed coastal feel that perfectly embodies luxury beach living. This custom home exudes the epitome of what a luxury beach home should be, but yet the design creates an overall feeling of relaxation. The private drive leads to a spacious parking court and impressive facade creating 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. Expansive sliding glass doors blur the line between indoors and out, drawing in the sea breeze and creating an open-air coastal retreat with a Caribbean feel. A quick glance to the left and you are staring at a custom chilled wine wall; a showcase for exotic wines and champagnes. The custom 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 home is an entertainers



dream. 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. Upstairs 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 showcases soaring vaulted and beamed ceilings anchored by an oversized fireplace. Another set of sliding doors opens up to the large lounging porch overlooking one of 30A's treasures; Grayton Beach. The master suite offers an elevated sense of serenity with its own vaulted ceilings, water views, and spa-inspired en suite bath. 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 design standout.

The home is a work of art, but functionally it was built like a fortress. Concrete block construction rests atop a number of deeply embedded concrete pilings thus ensuring long term strength and stability.

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. Local favorites like Black Bear Bakery and Borago are just up the road. 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® #	973717
Price	\$12,750,000
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	Caribbean
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

Amenities	Short Term Rental - Allowed
Utilities	Gas - Natural, Public Sewer Available, Public Water Available
Parking	Garage: Attached, Oversized
Is Waterfront	Yes
Waterfront	GULF, Lake
Water View	GULF, Lake
Has Pool	Yes
Pool	Pool - Heated, Pool - In-Ground, Private, Community

Interior

Interior Features	Ceiling Beamed, Ceiling Vaulted, Fireplace, Fireplace Gas, Floor Hardwood, Floor Tile, Furnished - All, Owner's Closet, Washer/Dryer Hookup, Wet Bar, Window Treatment All, Ceiling Raised
Appliances	Dishwasher, Disposal, Dryer, Ice Machine, Microwave, Range Hood, Refrigerator, Stove/Oven Gas, Washer, Wine Refrigerator
Cooling	A/C: Two Or More
Fireplace	Yes
Fireplaces	Fireplace, Fireplace Gas
# of Stories	2

Exterior

Exterior	Block, Concrete, Foundation On Pilings, Roof Concrete
Exterior Features	Balcony, Fenced Back Yard, Fenced Lot-Part, Pool - Heated, Pool - In-Ground, Porch Covered, Summer Kitchen, Hot Tub, Patio Covered
Lot Description	Level, Within 1/2 Mile Of Water
Windows	Tinted Windows
Roof	Block, Foundation On Pilings, Roof Concrete
Foundation	Foundation On Pilings

School Information

Elementary	VAN R. BUTLER
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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