

# \$2,540,000 - 30 Tall Timber Court, Santa Rosa Beach

MLS® #997957

## \$2,540,000

3 Bedroom, 4.00 Bathroom, 2,205 sqft  
Detached Single Family on 0.12 Acres

WATERCOLOR, Santa Rosa Beach, FL

Positioned within the highly sought-after Phase II of WaterColor, this thoughtfully designed cottage offers the rare balance of privacy and proximity to the area's most celebrated amenities. Set along a charming pocket park where neighbors gather for bocce ball, lawn games and relaxed afternoon picnics, the home enjoys a peaceful setting that still places you moments from the beach and vibrant energy of Scenic Highway 30A. Inside, 10-foot ceilings and rich hardwood floors create a light, inviting atmosphere. The main living area is anchored by a striking all-brick fireplace that adds warmth and architectural character while creating a natural gathering place for family and friends after a day along the coast.

The kitchen is designed to.....satisfy both everyday living and entertaining with equal ease. Granite countertops pair with a re-tiled backsplash and stainless steel appliances, while a Viking Professional range elevates the culinary experience. A generous breakfast bar island with an integrated sink seamlessly connects the kitchen to the living area, creating a welcoming space for casual meals, conversation and evening gatherings.

Thoughtful upgrades continue throughout the home. A Rinnai endless hot water system ensures comfort and efficiency, while upgraded media wiring supports modern connectivity for work or relaxation. Just off the



side entrance, a well-appointed utility room adds another layer of convenience with custom cabinetry and drawers, washer and dryer, a Uline mini-fridge and a dedicated sink--an ideal space for organization after beach days or pool afternoons.

Outdoor living is equally effortless. Just steps away, the outdoor shower provides the perfect place to rinse off after returning from the pool or the white sand beaches along the nearby gulf.

Life here extends well beyond the front door. Residents of WaterColor enjoy access to an exceptional collection of amenities, including 10 community pools, the renowned Beach Club with three pools and three dining venues, and Camp WaterColor featuring multiple pools and a winding lazy river. More than 35 miles of scenic walking and biking trails weave through the community, while pickleball courts, a tennis center with Har-Tru courts and paddleboard access on Western Lake provide endless ways to enjoy the coastal lifestyle.

Classic craftsmanship, thoughtful details and an enviable setting along 30A make this cottage a timeless retreat designed for both quiet moments and memorable gatherings.

Built in 2006

### **Essential Information**

MLS® #	997957
Price	\$2,540,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,205
Acres	0.12

Year Built	2006
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Florida Cottage
Status	Active

### **Community Information**

Address	30 Tall Timber Court
Area	18 - 30A East
Subdivision	WATERCOLOR
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

### **Amenities**

Utilities	Electric, Gas - Natural, Public Sewer, TV Cable, Underground
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### **Interior**

Interior Features	Breakfast Bar, Bookcases, Fireplace, Kitchen Island, Owner's Closet, Upgraded Media Wing, Walls Wainscoting
Appliances	Cooktop, Dishwasher, Disposal, Dryer, Microwave, Washer, Gas Water Heater
Heating	Heat High Efficiency, Gas - Natural
Cooling	Central Air, Ceiling Fan(s)
Fireplace	Yes
Fireplaces	Fireplace Gas
# of Stories	2

### **Exterior**

Exterior Features	Outdoor Shower, Sprinkler System
Lot Description	Curb & Gutter
Roof	Metal
Construction	Trim Wood, Siding CmntFbrHrdBrd

### **School Information**

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

## **Additional Information**

Zoning                      Resid Single Family

## **Listing Details**

Listing Office              Scenic Sotheby's International Realty

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