

\$3,195,000 - 33 S Branch Road, Santa Rosa Beach

MLS® #1011226

\$3,195,000

5 Bedroom, 6.00 Bathroom, 3,330 sqft

Detached Single Family

DRAPER LAKE COASTAL VILLAGE, Santa Rosa Beach, FL

There are only a handful of places in the world where coastal dune lakes exist; even fewer offer the opportunity to live on the shores of one. Here, that rare setting is paired with something equally coveted on Scenic Highway 30A: the privacy of a gated community where short-term rentals are not permitted.

Opportunities to own within this private enclave are exceptionally limited.

Set overlooking Draper Lake, this Geoff Chick-designed residence brings together architecture, water, and nature in an extraordinary setting. Built in 2023, the five-bedroom, four-full-and-two-half bath home spans 3,330 square feet, with lake views woven throughout its indoor and outdoor living spaces.

At the heart of the home, a Euro-Wall opens the kitchen and living area to a screened porch overlooking Draper Lake, creating a seamless connection between the interiors and the natural setting. A fireplace and Bromic heater make the porch an inviting gathering space throughout the seasons, while just beyond, the private heated and chilled pool offers beautiful views across the lake. On the level below, a full summer kitchen creates an additional space for outdoor entertaining. The primary suite connects to the landscape, opening to a private porch overlooking the lake. Complete with a fireplace, this secluded retreat offers a peaceful setting framed by the lake's quiet beauty. Inside, thoughtful craftsmanship and



elevated finishes continue throughout, with pecky cypress ceilings, hardwood floors and three fireplaces. The kitchen is designed equally for everyday living and entertaining, anchored by a 48-in. Sub-Zero refrigerator and 48-in. dual-fuel Wolf range, while a butler's pantry with wine cooler provides additional prep and storage space. An oversized one-car garage (with potential to add a lift), smart-home technology, whole-house audio and a generator add another level of comfort and convenience.

Yet what distinguishes this home most is the setting itself. Beyond the lake, protected conservation land ensures the natural view remains undisturbed, creating an exceptional sense of privacy and permanence. Draper Lake is one of South Walton's rare coastal dune lakes, an internationally rare natural phenomenon found in only a few places worldwide. Here, the lake is not simply a view from the home. It becomes part of daily life. Draper Lake Coastal Village encompasses 40 acres of residences, protected green space and winding trails thoughtfully designed around the lake.

Inspired by Adirondack Great Camps and historic lakefront retreats, and planned by the town planners behind Seaside, Florida, and Rosemary and Alys Beaches, the community offers two boathouses with watercraft storage and lake access, two community pools, and protected pedestrian access along the shoreline. Here, there is no need to choose between lake and beach. The Gulf of Mexico is just moments away, with the private owners' beach cabana near Gulfview Heights Regional Beach Access offering dedicated parking, restrooms and an outdoor shower. Paddle Draper Lake in the morning. Spend the afternoon along the gulf. Return home to the pool, open the Euro-Wall and watch the evening light settle over the water. Rare by nature, private by design, and unlike almost

anything else on 30A.

Built in 2023

Essential Information

MLS® #	1011226
Price	\$3,195,000
Bedrooms	5
Bathrooms	6.00
Full Baths	4
Half Baths	2
Square Footage	3,330
Year Built	2023
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Craftsman
Status	Active

Community Information

Address	33 S Branch Road
Area	17 - 30A West
Subdivision	DRAPER LAKE COASTAL VILLAGE
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Utilities	Gas - Natural, Public Sewer, Public Water
# of Garages	1
View	Lake
Water View	Lake
Has Pool	Yes
Pool	In Ground

Interior

Interior Features	Vaulted Ceiling(s), Fireplace, Kitchen Island, Pantry
Appliances	Dishwasher, Dryer, Microwave, Washer

Heating	Central, Gas - Natural
Cooling	Central Air
# of Stories	2

Exterior

Exterior Features	Outdoor Grill, Balcony, Outdoor Kitchen
Lot Description	Covenants, Restrictions, Within 1/2 Mile to Water

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	Scenic Sotheby's International Realty
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