

\$1,897,000 - 345 Morgans Trail, Santa Rosa Beach

MLS® #1010885

\$1,897,000

4 Bedroom, 4.00 Bathroom, 2,730 sqft

Detached Single Family

THE PRESERVE AT GRAYTON BEACH,
Santa Rosa Beach, FL

Designer-curated coastal living in The Preserve at Grayton Beach.

Welcome to one of the most distinctive properties in the gated community of The Preserve at Grayton Beach. This local interior designer owned, full-time resident home is layered, collected, and exceptionally executed. The residence pairs classic coastal architecture with custom millwork and a refined blend of traditional and contemporary design. Every space feels intentional, creating a home that is sophisticated without feeling formal--and refreshingly unique.

The Kitchen.

Designed as the heart of the home, the chef's kitchen showcases custom inset cabinets by Grimes Cabinetry and an oversized contrasting marble island, an inviting centerpiece for gathering and entertaining. A full-height marble backsplash frames the custom Venetian plaster hood, while warm brass hardware and fixtures add a refined touch. Premium paneled appliances, including Sub-Zero refrigeration, double Wolf wall ovens, and dual Miele dishwashers, complete this beautifully appointed space.

Custom Interiors.

Throughout the home, carefully considered details create a cohesive, elevated feel. Bespoke wallpaper, curated window treatments, designer lighting, layered rugs,



and integrated millwork give nearly every space an individual sense of purpose.

Outdoor Living.

Thoughtfully designed as a natural extension of the home's interior, the outdoor living spaces offer the same comfort, style, and attention to detail. The screened rear porch features a shiplap-clad fireplace and television, creating an inviting setting for year-round relaxation and entertainment. Just beyond, the private backyard feels like a personal retreat, with mature landscaping, ambient lighting and a dedicated grilling patio. A maintenance free turf backyard is accented by a putting green inlay--perfect for practicing your short game just steps from the porch.

The Preserve at Grayton Beach.

Enjoy your own private beach access along a serene boardwalk leading to the to the sugary white sands of the Gulf. The Preserve is steps from direct access to the 30A bike path which runs the length of 30A as well as many state park entrances offering multiple hiking and biking trails. Local lakes offer opportunities for kayaking, paddleboarding and other water activities. This quiet enclave of the Preserve is undoubtedly a prime location situated amongst native oaks, pines and magnolias with immediate access to the 30A lifestyle.

Built in 2016

Essential Information

MLS® #	1010885
Price	\$1,897,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	2,730

Year Built	2016
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Florida Cottage
Status	Active

Community Information

Address	345 Morgans Trail
Area	17 - 30A West
Subdivision	THE PRESERVE AT GRAYTON BEACH
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Utilities	Electric, Gas - Natural, Public Sewer, Public Water, Tap Fee Paid, Underground
Parking	Attached Carport
# of Garages	1

Interior

Interior Features	Crown Molding, Kitchen Island, Recessed Lighting, Washer/Dryer Hookup
Appliances	Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Electric Water Heater
Heating	Central, Gas - Natural
Cooling	Central Air
# of Stories	2

Exterior

Exterior Features	Balcony, Columns
Lot Description	Covenants, Curb & Gutter, Level, Restrictions, Sidewalk, Within 1/2 Mile to Water
Windows	Double Pane Windows, Window Treatments
Roof	Metal
Construction	Frame, Trim Wood, Siding CmntFbrHrdBrd
Foundation	Foundation On Piling

School Information

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

Additional Information

Zoning	Resid Single Family
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Listing Details

Listing Office	Rosemary Beach Realty LLC
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