

\$2,195,000 - 39 N Branch Road, Santa Rosa Beach

MLS® #1011638

\$2,195,000

4 Bedroom, 5.00 Bathroom, 2,617 sqft

Detached Single Family on 0.10 Acres

DRAPER LAKE COASTAL VILLAGE, Santa Rosa Beach, FL

Located behind the gated entry of Draper Lake Coastal Village, 39 North Branch Road is a custom residence designed by architect Chris Stoyles and built by Luke & Blue in 2019. The 2,617-sq.-ft. home features three bedrooms and 3.5 baths in the main residence, complemented by a private one-bedroom, one-bath carriage house above the 1.5-car garage.

The architecture reflects the neighborhood's distinctive character, with steeply pitched gabled roofs, shingle-clad exterior walls, generous covered porches, and screened outdoor spaces. Inside, walnut hardwood floors run throughout, and the kitchen features Thermador appliances. The open kitchen, dining, and living areas create an inviting central gathering space, with a first-floor bedroom suite and two additional bedrooms upstairs. The primary suite opens to its own screened porch, offering a quiet place to enjoy the morning light or settle in with a book.

On the main level, a covered front porch welcomes you into the home, while the screened patio at the rear provides a private outdoor retreat with an in-ground heated spa and outdoor TV. The patio connects directly to the garage and carriage house, making it especially convenient for guests and everyday living.



Draper Lake Coastal Village is a gated, dune-lake community on Scenic Highway 30A inspired by the great communities of the Adirondacks and planned by the same visionaries behind Seaside, Florida, and Rosemary and Alys Beaches. With no short-term rentals permitted, the community maintains a quiet residential character, while residents enjoy two private pools, boathouses, beautiful walking trails, and a private beach cabana with bathrooms at the Gulfview Heights Beach access.

Built in 2019

Essential Information

MLS® #	1011638
Price	\$2,195,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,617
Acres	0.10
Year Built	2019
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Active

Community Information

Address	39 N Branch Road
Area	17 - 30A West
Subdivision	DRAPER LAKE COASTAL VILLAGE
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Utilities	Electric, Public Sewer, Public Water
Parking	Garage Door Opener, Garage Detached
# of Garages	2
Has Pool	Yes
Pool	In Ground

Interior

Appliances	Dishwasher, Microwave, Range Hood, Refrigerator
# of Stories	2

Exterior

Lot Description	Within 1/2 Mile to Water
Roof	Metal

School Information

Elementary	Dune Lakes
Middle	Emerald Coast
High	South Walton

Additional Information

Zoning	Deed Restrictions, Resid Single Family
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Listing Details

Listing Office	Scenic Sotheby's International Realty
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