

\$2,190,000 - 40 Full Moon Lane, Santa Rosa Beach

MLS® #1006996

\$2,190,000

4 Bedroom, 5.00 Bathroom, 2,705 sqft

Detached Single Family on 0.07 Acres

WATERSOUND WEST BEACH, Santa Rosa Beach, FL

Rare opportunity to own the largest cottage style home in Watersound West Beach! This beautifully designed custom home has a quaint feel yet boasts three large primary suites plus bunk room w/ bath and features an open and spacious living/dining/kitchen area that overlooks a lovely screened porch and preserve area. The kitchen is a cook's dream and features a gas stove top in the large island, upgraded cabinetry to the ceiling, beautiful quartz counters, stainless Kitchenaid appliances, and farm sink. The living and dining areas feature shiplap, lovely white custom roman shades, and beautiful wood floors which also flow throughout the rest of the home. Just down the hall is a powder bath, laundry, and the first floor primary suite featuring an upscale bath and two walk-in closets. The spacious screened porch overlooks preserve area and the community boardwalk which meanders through a wooded area and along Deer Lake State Park and leads to the community pool and the beach. Upstairs, there are two spacious primary suites with large walk-in closets and gorgeous baths. In between the two bedrooms there is a wonderful bunk room with two sets of custom built-in bunks and and custom rustic "barn" doors. Adjacent to the bunk room there is a sitting room with TV that is perfect for a kids hangout. There is also a closet for the kids and their very own bath with tub/shower combo. This beautiful home has never been rented



and is being offered fully furnished. The garage, insulated storage room, and multiple walk-in closets provide ample storage. The location at the end of the street affords privacy as there is wooded preserve area to the side of the home and no thru traffic. The boardwalk to the beach is just outside your back door!

Watersound West Beach features a community pool/clubhouse, putting green, boardwalks and trails, green spaces and parks, boardwalk to the beach, manned security gate, high speed fiber optic internet, and fitness center at Watersound Beach. The beach access through Deer Lake State Park is a perpetual easement so no customary use worries here! And no crowds! The privacy, security, scenic beauty, and exclusive beach access makes Watersound West Beach the premier neighborhood on 30a for full time residency or second home ownership.

Built in 2017

Essential Information

MLS® #	1006996
Price	\$2,190,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,705
Acres	0.07
Year Built	2017
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Active

Community Information

Address	40 Full Moon Lane
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Area	18 - 30A East
Subdivision	WATERSOUND WEST BEACH
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Utilities	Electric, Gas - Natural, Public Sewer, Public Water, TV Cable
Parking	Garage Door Opener
# of Garages	1

Interior

Interior Features	Breakfast Bar, Kitchen Island, Split Bedroom, Woodwork Painted
Appliances	Dishwasher, Disposal, Dryer, Microwave, Washer, Gas Water Heater, Tankless Water Heater
Heating	Gas - Natural
# of Stories	2

Exterior

Exterior Features	Outdoor Shower
Lot Description	Covenants, Level, Within 1/2 Mile to Water
Windows	Double Pane Windows, Window Treatments
Roof	Shingle
Construction	Frame, Trim Wood, Siding CmntFbrHrdBrd
Foundation	Slab

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	The Premier Property Group Seacrest Office
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