

\$2,649,000 - 53 Bartons Way, Santa Rosa Beach

MLS® #1005194

\$2,649,000

4 Bedroom, 6.00 Bathroom, 3,571 sqft

Detached Single Family

THE PRESERVE AT GRAYTON BEACH,
Santa Rosa Beach, FL

Welcome to the private, gated community of The Preserve at Grayton Beach. Perfectly situated just moments from Seaside and Gulf Place, this neighborhood offers an exceptional lifestyle. This stunning 3,571 sq ft residence, newly constructed by Simmons Custom Homes, is designed for both comfort and elegance. From the inviting rocking chair front porch to the screened-in back porch with its own fireplace and the third floor entertaining area, every space is crafted for enjoyment. This charming Florida Coastal home greets you with thoughtful luxury. The foyer flows into a versatile dining area and a spacious family room, which features a retractable glass wall opening seamlessly to the covered porch. Guest room with ensuite bath. The kitchen is a chef's dream, boasting bar seating, two refrigerators, classic marble countertops, and vibrant café curtains. A half bath and a full laundry room with ample cabinet storage and a utility sink completes the main level. The second floor offers a secondary family room, perfect for relaxing or media viewing. The primary suite is a true retreat, featuring a private covered porch, a spa inspired bath, and generous walk in closets. Two additional guest suites, each with custom tile work and built-in bunk beds ensure comfort for all guests, and a dedicated laundry room on this floor adds modern convenience. An elevator provides easy access to the third floor, which is designed for entertaining with a wet bar, half



bath and covered porch Curated furnishings and high end finishes throughout the home, such as warm wood flooring, cozy brick fireplaces, lighted shelving, rustic brick accents, wood planked ceilings, under the stair wine storage and hand wrought iron railings define the property's unique character. Residents of The Preserve enjoy exclusive amenities including tennis and pickleball courts, two swimming pools, and deeded beach access. Ideally located near the premier shopping and dining destinations of Seaside, Grayton Beach, and Grand Boulevard, this home offers the very best of the 30A lifestyle.

Built in 2026

Essential Information

MLS® #	1005194
Price	\$2,649,000
Bedrooms	4
Bathrooms	6.00
Full Baths	4
Half Baths	2
Square Footage	3,571
Year Built	2026
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Active

Community Information

Address	53 Bartons Way
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, TV Cable
Parking	Attached Carport

Interior

Interior Features	Breakfast Bar, Bookcases, Vaulted Ceiling(s), Fireplace 2+, Kitchen Island, Recessed Lighting, Newly Painted, Shelving, Wallpaper, Walls Paneled, Wet Bar, Woodwork Painted, Elevator
Appliances	Dishwasher, Disposal, Dryer, Microwave, Range Hood, Washer, Gas Water Heater, Tankless Water Heater
Heating	Gas - Natural
Cooling	Central Air, Ceiling Fan(s)
Fireplace	Yes
Fireplaces	EPA Qualified Fireplace, Fireplace Gas
# of Stories	3

Exterior

Exterior Features	Balcony, Outdoor Shower
Lot Description	Covenants, Sidewalk, Survey Available, Within 1/2 Mile to Water
Windows	Storm Window(s), Window Treatments
Roof	Metal
Construction	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	850 Properties - Santa Rosa Beach
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