

\$7,499,000 - 565 E Royal Fern Way, Santa Rosa Beach

MLS® #999794

\$7,499,000

10 Bedroom, 10.00 Bathroom, 6,550 sqft
Detached Single Family on 0.27 Acres

WATERCOLOR, Santa Rosa Beach, FL

In WaterColor, the most compelling homes rarely announce themselves. They reveal their intention gradually, through proportion, material, and the quiet confidence of thoughtful design. At 565 East Royal Fern, that restraint is immediately evident. Built by Borges Brooks Builders and designed by TS Adams, the residence reads less like a vacation home and more like a carefully composed coastal compound, where architecture, craftsmanship, and livability were considered in equal measure.

The interiors are grounded in warmth and texture. Oak floors by Seashore Flooring run throughout, softening the scale of the home while complementing a restrained palette of whites and natural woods. Light moves easily across the living spaces, filtered through expansive openings and framed by subtle architectural details. Several furnishings were custom designed by the homeowner and executed by Amish craftsmen, introducing a quiet layer of authenticity that reinforces the home's tailored, intentional feel.

The kitchen is both sculptural and functional, centered around a waterfall island that anchors the space. Dome pendants add a clean architectural focal point, while a 60-inch Wolf range and Liebherr refrigerator elevate the appliance package without disrupting the home's understated tone. In the carriage house, quartz countertops and coordinated



finishes continue the same level of detail, ensuring the secondary living spaces feel fully integrated with the main residence.

With eight bedrooms, including the private carriage house, the property lives as a true compound. The primary suite is positioned as a retreat, complete with a spa-style bathroom featuring a soaking tub, electric fireplace, dual closets, and direct access to a private patio. Guest accommodations are thoughtfully distributed, allowing for both privacy and flexibility when hosting extended family and visitors.

Construction details further distinguish the home. The slab is elevated and foam insulated, a deliberate structural decision that enhances stability and helps prevent floor movement over time. Real stone in the downstairs guest bathroom reinforces the emphasis on authentic materials, while EPAY decking across the outdoor living areas was selected for long-term durability in the coastal environment.

Outdoor spaces extend the architecture rather than compete with it. A resort-style pool and covered pavilion create layered gathering areas, allowing the home to transition naturally between quiet mornings and larger-scale entertaining.

At 565 East Royal Fern, the result is not simply scale, but composition. A WaterColor residence defined by intention, craftsmanship, and a quieter, more enduring interpretation of coastal luxury.

Built in 2023

Essential Information

MLS® # 999794

Price	\$7,499,000
Bedrooms	10
Bathrooms	10.00
Full Baths	7
Half Baths	3
Square Footage	6,550
Acres	0.27
Year Built	2023
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Contemporary
Status	Active

Community Information

Address	565 E Royal Fern Way
Area	18 - 30A East
Subdivision	WATERCOLOR
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Utilities	Electric, Gas - Natural, Public Sewer, Public Water, TV Cable, Underground
Parking	Garage Door Opener, Garage, Covered
# of Garages	2
Has Pool	Yes
Pool	In Ground

Interior

Interior Features	Breakfast Bar, Vaulted Ceiling(s), Tray Ceiling(s), Kitchen Island, Recessed Lighting, Owner's Closet, Pantry, Split Bedroom, Wet Bar, Elevator
Appliances	Cooktop, Disposal, Dryer, Microwave, Double Oven, Gas Water Heater
Heating	Gas - Natural
Cooling	Central Air, Ceiling Fan(s)
# of Stories	3

Exterior

Exterior Features	Balcony, Pool - Gunite Concrct, Sprinkler System, Rain Gutters
Lot Description	Covenants, Curb & Gutter, Interior Lot, Level, Restrictions, Sidewalk, Within 1/2 Mile to Water
Windows	Double Pane Windows
Roof	Metal
Construction	Frame, Roof Pitched, Trim Wood, Siding CmntFbrHrdBrd
Foundation	Foundation On Piling

School Information

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

Additional Information

Zoning	Deed Restrictions, Resid Single Family
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Listing Details

Listing Office	Compass
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