

\$1,899,000 - 70 Prairie Pass, Santa Rosa Beach

MLS® #1013642

\$1,899,000

4 Bedroom, 5.00 Bathroom, 3,087 sqft

Detached Single Family on 0.14 Acres

NATUREWALK AT SEAGROVE, Santa Rosa Beach, FL

Framed by the quiet beauty of Point Washington State Forest, this hardly lived-in home turns its natural surroundings into part of the experience. A rare private pool, multiple covered porches and more than 3,000 square feet of beautifully finished living space create an inviting coastal retreat with the privacy of the forest just beyond the backyard.

Set in Phase 3 of NatureWalk at Seagrove, the four-bedroom, four-and-a-half-bath home offers 3,087 square feet in the sought-after Sandcastle floor plan. Its generous proportions and flexible sleeping arrangements allow it to function much like a five-bedroom home, making it equally appealing as a primary residence, second home or vacation rental. Engineered wood flooring carries throughout the main living spaces, where wood ceiling beams, shiplap walls and designer lighting lend warmth and character to the bright coastal interior. The kitchen pairs crisp white cabinetry with quartz countertops, an arabesque tile backsplash and generous workspace, while an additional room off the foyer offers flexibility as a den, game room or second family room.

The first-floor primary suite provides a private retreat overlooking the pool, with an ensuite bath featuring a soaking tub and separate shower. Upstairs, a second primary suite opens to its own covered balcony and includes an ensuite bath with dual sinks. Another spacious guest suite is furnished with two king



beds, has its own ensuite bath and opens to a separate porch, offering an unusually accommodating space for extended family or guests. The fourth bedroom, recently enhanced with shiplap walls, also has its own ensuite bath.

Outdoor living is integral to the home, with covered porches creating multiple places to relax or gather while the private pool and surrounding patio take full advantage of the forest backdrop. New pool and patio furniture are included, adding to the home's turnkey appeal.

Offered fully furnished and rental-ready, the property also features a tankless water heater and a negotiable golf cart. Its flexible floor plan, private pool and four ensuite bedrooms make it particularly well suited for accommodating larger groups without sacrificing privacy.

NatureWalk at Seagrove offers an extensive collection of amenities centered around The Gathering Place, including two pools, a kiddie pool, jacuzzi, grills and a fire pit. Residents and guests also enjoy pickleball, a children's play area, swings, fitness stations and miles of trails through the surrounding landscape, including a direct path toward the beach, approximately a five-minute bike ride away. With the forest at its back, a private pool at its center and Scenic Highway 30A within easy reach, this furnished retreat offers an uncommon sense of space and seclusion while remaining connected to the beaches, dining and experiences that define life along 30A.

Built in 2019

Essential Information

MLS® #	1013642
Price	\$1,899,000
Bedrooms	4

Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,087
Acres	0.14
Year Built	2019
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Active

Community Information

Address	70 Prairie Pass
Area	18 - 30A East
Subdivision	NATUREWALK AT SEAGROVE
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, Attached Carport
# of Garages	1
View	Pond
Water View	Pond
Has Pool	Yes
Pool	Heated, In Ground

Interior

Interior Features	Beamed Ceilings, Tray Ceiling(s), Kitchen Island, Recessed Lighting, Owner's Closet, Pantry, Shelving, Walls Wainscoting, Washer/Dryer Hookup
Appliances	Cooktop, Dishwasher, Disposal, Dryer, Microwave, Range Hood, Washer, Gas Water Heater, Tankless Water Heater
Heating	Central, Gas - Natural
Cooling	Central Air, Ceiling Fan(s)
# of Stories	2

Exterior

Exterior Features	Balcony, Outdoor Shower, Sprinkler System
Lot Description	Interior Lot, Level, Restrictions, See Remarks, Sidewalk, Survey Available, Wooded
Windows	Storm Window(s), Window Treatments
Roof	Metal
Construction	Frame, 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	Scenic Sotheby's International Realty
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