

# \$959,000 - 8 Peachtree Circle, Santa Rosa Beach

MLS® #1006785

## \$959,000

4 Bedroom, 2.00 Bathroom, 2,100 sqft

Detached Single Family on 0.31 Acres

PEACHTREE FARMS UNREC, Santa Rosa Beach, FL

Completed in 2024 and ideally located just north of Hwy 98 with easy access to 30A West, this 4BR/2BA home sits on a spacious ~0.31-acre lot with no rental restrictions. The newly finished backyard offers a private retreat with a pool, paver deck, pergola, and thoughtful landscaping. Inside, the home features 10-foot ceilings, tile flooring, crown molding, and custom trim throughout. A wide three-panel sliding door fills the living area with natural light and opens to the backyard. The primary suite includes a soaking tub, a walk-in shower with a rain head, and a custom closet. Fully fenced with irrigation and a paver driveway. Located ~1.2 miles to Bay Circle Boat Ramp and ~3.5 miles to beach access. PRIVATE POOL | NO HOA | NO RENTAL RESTRICTIONS | FLOOD ZONE X

Luxury, privacy, and coastal living come together in this beautifully crafted 2024 custom home with a newly completed private saltwater pool, ideally located just north of Hwy 98 with convenient access to 30A, the Emerald Coast's sugar-white beaches, Choctawhatchee Bay, dining, shopping, and entertainment. Situated on an expansive ~0.31-acre lot, this property offers a rare combination of space, flexibility, and premium construction in one of Santa Rosa Beach's most desirable locations.

The newly completed private saltwater pool creates a true backyard retreat, complemented by an oversized paver patio perfect for



entertaining, relaxing, or enjoying Florida's year-round outdoor lifestyle. The fully fenced backyard provides exceptional privacy, while decorative front fencing enhances curb appeal.

Inside, natural light fills the open-concept floor plan through large impact-rated Low-E windows, highlighting 10-foot ceilings, elegant trim details, and a striking floor-to-ceiling tiled fireplace. A wide three-panel sliding glass door seamlessly connects the living area to the outdoor oasis, creating the indoor-outdoor lifestyle that defines luxury coastal living.

The chef's kitchen is designed for both everyday living and entertaining, featuring an oversized quartz island, abundant cabinetry, premium finishes, and an open layout flowing effortlessly into the breakfast area and an additional flexible dining or gathering space.

The spacious primary suite serves as a private retreat with a freestanding soaking tub, oversized walk-in shower with rain head, custom walk-in closet, and thoughtfully designed storage throughout.

Built in 2024 with premium materials and modern Florida construction standards, this home was designed for durability, energy efficiency, and long-term value. Features include:

- Stem wall foundation
- PGT impact-rated Low-E windows
- Therma-Tru impact-rated fiberglass entry door
- Clopay HDGL wind-rated garage door
- GAF Timberline HDZ architectural roof
- MFM High Heat Smooth Peel & Seal self-adhering underlayment
- Spray foam-insulated attic with batt wall insulation
- Active Sentricon termite protection system

These features contribute to enhanced hurricane protection, lower maintenance, improved energy efficiency, and reduced long-term ownership costs.

Ownership advantages include:

- Private Pool
- No HOA
- No HOA fees
- No rental restrictions
- FEMA Flood Zone X (flood insurance is generally not required by most mortgage lenders)
- Modern 2024 construction built to the current Florida Building Code

For boating enthusiasts, Bay Circle Boat Ramp is approximately 1.2 miles away, offering convenient access to Choctawhatchee Bay, and the spacious lot provides room to accommodate boat storage on-site.

Beach lovers will appreciate being only approximately 3.5 miles from the nearest public beach access, with numerous additional beach access points along Scenic Highway 30A and Scenic Gulf Drive just minutes away.

Everyday conveniences are nearby:

- Walmart - approximately 1.3 miles
- Publix at Grand Boulevard - approximately 2.6 miles
- Silver Sands Premium Outlets - approximately 5.1 miles

Whether you're searching for a full-time residence, luxury vacation home, or investment property, this home offers the flexibility buyers are looking for with no HOA, no rental restrictions, a private saltwater pool, premium hurricane-resistant construction, and a highly desirable Santa Rosa Beach location. More than just a beautiful home, this is a thoughtfully engineered residence designed to provide lasting quality, exceptional comfort, lower ownership costs, and peace of mind for years to come.

Built in 2024

## Essential Information

MLS® #                      1006785

|                |                        |
|----------------|------------------------|
| Price          | \$959,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 2,100                  |
| Acres          | 0.31                   |
| Year Built     | 2024                   |
| Type           | Detached Single Family |
| Sub-Type       | Detached Single Family |
| Style          | Craftsman              |
| Status         | Active                 |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 8 Peachtree Circle          |
| Area        | 16 - North Santa Rosa Beach |
| Subdivision | PEACHTREE FARMS UNREC       |
| City        | Santa Rosa Beach            |
| County      | Walton                      |
| State       | FL                          |
| Zip Code    | 32459                       |

### Amenities

|              |                                                                 |
|--------------|-----------------------------------------------------------------|
| Utilities    | Electric, Public Sewer, Public Water, Tap Fee Paid, Underground |
| Parking      | Garage Door Opener, Oversized                                   |
| # of Garages | 2                                                               |
| Has Pool     | Yes                                                             |
| Pool         | In Ground                                                       |

### Interior

|                   |                                                                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Crown Molding, Vaulted Ceiling(s), Fireplace, Kitchen Island, Recessed Lighting, Owner's Closet, Pantry, Pull Down Stairs, Shelving, Washer/Dryer Hookup, Woodwork Painted |
| Appliances        | Dishwasher, Disposal, Dryer, Microwave, Range Hood, Washer, Electric Water Heater                                                                                          |
| Heating           | Central, Heat High Efficiency                                                                                                                                              |
| Cooling           | Central Air, Ceiling Fan(s), Whole House Fan                                                                                                                               |
| # of Stories      | 1                                                                                                                                                                          |

### Exterior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Exterior Features | Private Yard, Pavillion/Gazebo, Pool - Gunite Concr                                         |
| Lot Description   | Aerials/Topo Availbl, Cleared, Corner Lot, See Remarks, Soil Map, Survey Available          |
| Windows           | Double Pane Windows, Storm Window(s), Window Treatments                                     |
| Roof              | Composite Shngl                                                                             |
| Construction      | Block, Concrete, Foundation Off Grade, Frame, Roof Pitched, Trim Wood, Siding CmntFbrHrdBrd |

**School Information**

|            |               |
|------------|---------------|
| Elementary | Van R Butler  |
| Middle     | Emerald Coast |
| High       | South Walton  |

**Additional Information**

|        |                     |
|--------|---------------------|
| Zoning | Resid Single Family |
|--------|---------------------|

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | Realty Hub |
|----------------|------------|

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