

\$3,980,000 - 9 Bowline Aly, Santa Rosa Beach

MLS® #1008973

\$3,980,000

5 Bedroom, 7.00 Bathroom, 3,918 sqft

Detached Single Family on 0.17 Acres

WATERSOUND WEST BEACH, Santa Rosa Beach, FL

This exceptional custom residence occupies a coveted corner homesite within WaterSound West Beach, just moments from deeded Gulf access along Scenic Highway 30A.

Thoughtfully designed by Chris Stoyles of Archiscapes, the five-bedroom, five-full and two-half-bath residence spans 3,918 square feet, offering a refined expression of coastal architecture where timeless craftsmanship meets effortless indoor-outdoor living.

Hand-milled cypress ceilings bring warmth and character to expansive open-concept living spaces, where the gourmet kitchen, sunlit dining area, and spacious great room flow seamlessly together. Designed for both everyday living and exceptional entertaining, the kitchen is complemented by a fully appointed butler's pantry and scullery, while an oversized center island naturally anchors the home. The primary suite is thoughtfully positioned on the main level, creating a private retreat, while a dedicated exercise room provides a space for wellness without leaving home. Panoramic accordion doors dissolve the boundary between indoors and out, opening to multiple screened porches that invite year-round enjoyment. Beyond, the resort-inspired outdoor living spaces are centered around a private pool and spa, with generous lounging areas, a custom fire pit, and mature landscaping creating an atmosphere equally suited for lively gatherings



or quiet evenings beneath the stars.

Integrated smart-home technology, whole-home audio, and thoughtful design details elevate everyday living, while the home's premier location offers access to one of 30A's most sought-after gated communities. Just moments from the sugar-white sand beaches of the Gulf, 9 Bowline Aly presents an exceptional opportunity to experience the relaxed sophistication that defines life in WaterSound West Beach.

Built in 2020

Essential Information

MLS® #	1008973
Price	\$3,980,000
Bedrooms	5
Bathrooms	7.00
Full Baths	5
Half Baths	2
Square Footage	3,918
Acres	0.17
Year Built	2020
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Active

Community Information

Address	9 Bowline Aly
Area	18 - 30A East
Subdivision	WATERSOUND WEST BEACH
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

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

Interior

Interior Features	Breakfast Bar, Bookcases, Beamed Ceilings, Vaulted Ceiling(s), Fireplace, In-Law Floorplan, Kitchen Island, Recessed Lighting, Owner's Closet, Pantry, Shelving, Upgraded Media Wing, Washer/Dryer Hookup, Wet Bar, Natural Woodwork
Appliances	Cooktop, Dishwasher, Disposal, Dryer, Freezer, Microwave, Range Hood, Refrigerator, Washer, Tankless Water Heater
Heating	Central, Gas - Natural
Cooling	Ceiling Fan(s)
Fireplace	Yes
Fireplaces	EPA Qualified Fireplace, Fireplace Gas
# of Stories	2

Exterior

Exterior Features	Outdoor Grill, Balcony, Private Yard, Hot Tub, Pool - Gunite Concr, Separate Bldg Rent, Outdoor Shower, Sprinkler System, Outdoor Kitchen, Rain Gutters
Lot Description	Corner Lot, Covenants, Curb & Gutter, Easements, Level, Restrictions, Survey Available, Within 1/2 Mile to Water
Windows	Window Treatments
Roof	Composite Shngl, Metal
Construction	Foundation Off Grade, Frame, Shake Siding, Trim Wood, Siding CmntFbrHrdBrd
Foundation	Foundation On Piling

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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