

# \$849,000 - 93 Marlberry Trace, Santa Rosa Beach

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MLS® #1011034

**\$849,000**

4 Bedroom, 4.00 Bathroom, 2,709 sqft

Detached Single Family

HIDDEN GROVE, Santa Rosa Beach, FL

Thoughtfully designed for everyday comfort with generous indoor and outdoor spaces, this newer-build four-bedroom, four-bath home offers approximately 2,700 square feet on a desirable corner lot in the gated Hidden Grove community. From its wraparound front porch to its spacious interiors and large rear porch, the home brings together the features that make full-time coastal living both comfortable and convenient.

Inside, 10-foot ceilings on the first floor and nine-foot ceilings upstairs create an open, airy feel throughout the two-story floor plan. Vinyl plank flooring extends throughout the home, providing a cohesive finish well suited for an active lifestyle. Two spacious living areas offer flexibility for gathering, entertaining or creating separate spaces for adults and children.

The kitchen is complemented by high-end appliances that convey with the home, while the included washer and dryer add move-in convenience. Two HVAC systems provide efficient year-round comfort across both levels. Four bedrooms and four baths provide ample accommodations for family and guests, while the one-car garage adds valuable storage and covered parking. Large closets with built-ins streamline storage. Outdoor spaces are equally inviting, beginning with a wraparound front porch that enhances the home's classic Southern character. A large rear porch creates another comfortable place to relax, dine



outdoors or keep an eye on children riding bikes through the neighborhood.

Hidden Grove offers the privacy of a gated setting along with a community pool located just steps from the home. The neighborhood is conveniently located near Choctawhatchee Bay, Sacred Heart Hospital, Walmart, and the shopping, dining, and entertainment options at Grand Boulevard. The emerald waters and sugar-white sand of the Gulf of Mexico are also just a short drive away.

With newer construction, a corner-lot setting, two living areas, generous porches and convenient access to everyday necessities and the coast, this home offers a spacious and well-appointed option for full-time living or a second home.

Built in 2022

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | 1011034                |
| Price          | \$849,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 2,709                  |
| Year Built     | 2022                   |
| Type           | Detached Single Family |
| Sub-Type       | Detached Single Family |
| Style          | Florida Cottage        |
| Status         | Active                 |

**Community Information**

|             |                             |
|-------------|-----------------------------|
| Address     | 93 Marlberry Trace          |
| Area        | 16 - North Santa Rosa Beach |
| Subdivision | HIDDEN GROVE                |
| City        | Santa Rosa Beach            |

|          |        |
|----------|--------|
| County   | Walton |
| State    | FL     |
| Zip Code | 32459  |

### Amenities

|              |                                                       |
|--------------|-------------------------------------------------------|
| Utilities    | Electric, Phone, Public Sewer, Public Water, TV Cable |
| Parking      | Garage Door Opener                                    |
| # of Garages | 1                                                     |

### Interior

|                   |                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Vaulted Ceiling(s), Kitchen Island, Recessed Lighting, Pantry, Shelving, Washer/Dryer Hookup |
| Appliances        | Disposal, Dryer, Microwave, Washer, Electric Water Heater                                                   |
| Heating           | Central                                                                                                     |
| Cooling           | Central Air, Ceiling Fan(s)                                                                                 |
| # of Stories      | 2                                                                                                           |

### Exterior

|                 |                                                            |
|-----------------|------------------------------------------------------------|
| Lot Description | Corner Lot, Irregular Lot, Level, Within 1/2 Mile to Water |
| Windows         | Window Treatments                                          |
| Roof            | Metal                                                      |
| Construction    | Siding CmntFbrHrdBrd                                       |
| Foundation      | Foundation On Piling                                       |

### School Information

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

### Additional Information

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

### Listing Details

|                |                                       |
|----------------|---------------------------------------|
| Listing Office | Scenic Sotheby's International Realty |
|----------------|---------------------------------------|

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