

\$4,795,000 - Lot 12 Climbing Rose Way, Santa Rosa Beach

MLS® #1011979

\$4,795,000

5 Bedroom, 6.00 Bathroom, 4,353 sqft
Detached Single Family on 0.12 Acres

WATERCOLOR, Santa Rosa Beach, FL

Designed for refined coastal living in WaterColor's coveted Phase 5, Lot 12 Climbing Rose Way will bring a thoughtfully planned three-story residence to one of the community's most desirable non-rental neighborhoods. Construction will begin upon contract, offering buyers the chance to secure a brand-new home featuring 5 bedrooms, 5 full baths, 1 half bath, a one-car garage, private pool, expansive outdoor living spaces, and a versatile third-floor retreat.

The exterior will reflect the timeless architectural character of WaterColor, blending classic lap siding with shingle-style accents, a Coastal Fog exterior palette, crisp white trim, and a traditional metal roof. A welcoming front porch and paver-style driveway create an inviting arrival, with space for three additional vehicles in the drive. Inside, the first floor opens to a dramatic two-story foyer with a coat closet, powder room, and access to a private guest suite complete with its own full bath, dual vanities, and walk-in shower. From there, the home flows into a spacious open-concept living, dining, and kitchen area designed for both everyday comfort and entertaining.

The kitchen serves as the centerpiece of the main living space, with a large waterfall-edge island, generous wraparound bar seating, oversized range hood, multiple sinks, and



abundant cabinetry and counter space. A collection of built-in entertaining features, including a wine refrigerator, undercounter refrigerator and freezer, ice maker, and kegerator, adds another level of functionality. An oversized pantry is equally well equipped with extensive shelving and counter space, a refrigerator, and double ovens.

The adjacent living room is anchored by a gas fireplace and opens through expansive folding doors to a large screened porch, creating a seamless transition between indoor and outdoor living. Just beyond, the private pool and surrounding deck form a secluded backyard retreat. A covered summer kitchen with grill and fryer, outdoor shower, and dedicated bike storage complete the exterior entertaining space.

The second floor is highlighted by the private primary suite overlooking the pool. Double doors open to a covered balcony, while dual walk-in closets provide generous storage. The spa-inspired primary bath features separate vanities and an expansive wet room combining a walk-in shower with a soaking tub, along with a private water closet.

Two additional guest suites are also located on the second level, each with its own private bathroom and closet. The front guest room opens directly onto a spacious balcony overlooking the streetscape of Phase 5. A dedicated laundry room with utility sink, additional linen storage, and the open landing overlooking the foyer below complete this level.

The third floor offers exceptional flexibility with a large open loft that can easily function as a game room, media lounge, fitness space, additional living area, or combination of uses. The fifth bedroom is also located on this floor,

along with a full bath, multiple closets, and a substantial enclosed storage room.

Set within WaterColor's sought-after Phase 5, this residence offers the peace and permanence of a non-rental neighborhood while still enjoying access to the lifestyle and amenities that make WaterColor one of 30A's most recognized communities. Nearby green spaces and community recreation complement convenient access to the beach, dining, shopping, and the many amenities found throughout WaterColor and Santa Rosa Beach.

With construction beginning upon contract, Lot 12 Climbing Rose Way offers a rare opportunity to secure a brand-new residence thoughtfully designed for elevated coastal living in the heart of WaterColor.

Built in 2027

Essential Information

MLS® #	1011979
Price	\$4,795,000
Bedrooms	5
Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	4,353
Acres	0.12
Year Built	2027
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Craftsman
Status	Active

Community Information

Address	Lot 12 Climbing Rose 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
Parking	Garage Door Opener, Garage
# of Garages	1
Has Pool	Yes
Pool	Heated, In Ground

Interior

Interior Features	Breakfast Bar, Fireplace, Kitchen Island, Recessed Lighting, Newly Painted, Pantry, Shelving, Washer/Dryer Hookup, Woodwork Painted
Appliances	Dishwasher, Disposal, Freezer, Microwave, Double Oven, Range Hood, Refrigerator, Gas Water Heater, Tankless Water Heater
Heating	Gas - Natural
Cooling	Ceiling Fan(s)
Fireplace	Yes
Fireplaces	Fireplace Gas
# of Stories	3

Exterior

Exterior Features	Outdoor Grill, Balcony, Columns, Pool - Gunite Concrtr, Outdoor Shower, Outdoor Kitchen
Roof	Metal
Construction	Stucco, Wood Siding, Trim Wood

School Information

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

Additional Information

Zoning	Resid Single Family
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Listing Details

Listing Office	Berkshire Hathaway HomeServices
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