

\$1,900,000 - 14 S Pontchartrain, SANTA ROSA BEACH

MLS® #934711

\$1,900,000

4 Bedroom, 5.00 Bathroom, 2,560 sqft

Residential on 0 Acres

FOREST LAKES, SANTA ROSA BEACH, FL

MOTIVATED SELLERS: Luke and Blue built custom designed home with enlarged lot in the rear for extended living, with a gas fire pit. Seashore wood flooring everywhere and high-end cabinets. Private baths for each bedroom with private office on the first floor. Master bedrooms on the first and second floor. Three large porches, one screened with grille. Floored attic for storage. Imported handmade bricks for an elegant look. Home in front of the community pool. TVs and internet are installed with Cable/internet in place. Two EV outlets are installed in the garage and carport. Cambria kitchen counters and backsplash. Built in motorized window coverings on the main level, installed W/D in the spacious laundry room. Nearby guest parking, convenient pool side location. Dog friendly back yard. This home is not rental restricted and would make an excellent long term or short-term rental or an excellent Primary home. The majority of the homes in Forest Lake are not rentals, though it is permitted. The extended Wi-Fi and TV's are already installed and connected to Mediacom so these are ready to be transferred. The small office located on the first floor is perfect for a private home working space or for a rental this could be a 5th bedroom bunk room. The back porch has a grille and is screened, with the fire pit located in the back yard. The backyard is larger than usual due to the lots extended shape, making it a nice pet friendly space for your dogs. The location is excellent for the



subdivision extended lawn play area with the lake, playground and pool so close. The kitchen cabinets are lighted and the interior hardware designs that are above average and highly desired with Cambria counter tops and back splash. The kitchen island has an ice-make, wine/beverage cooler and a drawer microwave. Home has Gas stove with a 22 sq.ft Refrigerator. There is a large pantry area immediately next to the kitchen for extra storage. The attic is floored with standing height storage of several hundred sq.ft. and is fully insulated so that it remains temperature friendly year around. There is a semi-master bedroom on the first floor and a full master bedroom on the second floor. These second and third bedrooms are wide enough for two king sized beds or a bed and sitting area. There are motorized window coverings on most of the lower floor windows. The landscaping is as maintenance free as you can get, with no grass and low maintenance shrubs. There is a Sonos sound system in the home that is controlled by a phone ap. There is a separate control for the kitchen, master bedroom and back porch. This allows the owner to access many different songs from a large cloud assortment of songs.

Built in 2023

Essential Information

MLS® #	934711
Price	\$1,900,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,560
Acres	0.00
Year Built	2023

Type	Residential
Sub-Type	Detached Single Family
Style	Beach House
Status	Active

Community Information

Address	14 S Pontchartrain
Area	30A West
Subdivision	FOREST LAKES
City	SANTA ROSA BEACH
County	WALTON
State	FL
Zip Code	32459

Amenities

Amenities	BBQ Pit/Grill, Pavillion/Gazebo, Pool, Short Term Rental - Allowed
Utilities	Electric Available, Gas - Natural, Public Sewer Available, Public Water Available, Tap Fee Paid, TV Cable Available
Parking Spaces	1
Parking	Garage: Attached, Carport: Attached, Carport
# of Garages	1
Pool	Community, Private

Interior

Interior Features	Fireplace Gas, Kitchen Island, Washer/Dryer Hookup, Ceiling Vaulted, Floor Tile, Furnished - None, Window Treatmnt Some, Woodwork Painted
Appliances	Auto Garage Door Opn, Dishwasher, Disposal, Dryer, Ice Machine, Microwave, Refrigerator W/Ice Maker, Smoke Detector, Washer, Wine Refrigerator, Oven:Self Cleaning, Range Hood, Stove/Oven Dual Fuel
Heating	Heat Pump A/A Two +, Heat Pump Air To Air
Cooling	A/C: Central Electric, A/C: High Efficiency
Fireplace	Yes
Fireplaces	Fireplace Gas
# of Stories	2

Exterior

Exterior	Foundation Off Grade, Frame, Roof Metal, Siding Brick Some, Siding Masonite
Exterior Features	Balcony, BBQ Pit/Grill, Porch Open, Porch Screened, Rain Gutter, Shower, Porch Covered, Fireplace
Lot Description	Covenants, Restrictions, Within 1/2 Mile Of Water, Survey Available

Roof	Roof Metal
Construction	Frame
Foundation	Foundation Off Grade

School Information

Elementary	VAN R. BUTLER
Middle	Seaside
High	SOUTH WALTON

Additional Information

Days on Website	211
Zoning	Residential Single Family
HOA Fees	556.00
HOA Fees Freq.	Quarterly

Listing Details

Listing Office	Re/Max Beaches
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