

\$6,650,000 - 85 Woodward St, DESTIN

MLS® #936233

\$6,650,000

10 Bedroom, 10.00 Bathroom, 7,502 sqft
Residential on 0 Acres

PARK ROW AT CRYSTAL BEACH, DESTIN, FL

Own the crown jewel of Park Row! It doesn't get better than this luxury home in the heart of Destin. Located just steps from the beach and iconic restaurants like Camille's and Henderson Beach Resort, 85 Woodward has an impressive recorded occupancy of 35, making it a true rental machine with RENTAL PROJECTIONS up to \$600,000! No detail was overlooked in this 10 bedroom villa--upon the approach you'll note parking for 8 on the promenade of Belgian cobblestone piers, evergreen synthetic turf and towering Sylvester date palms. Note the quality of the heavy hardwood doors as you enter into the first floor, which centers around the delightful game room. Soaring ceilings frame this entertaining paradise complete with pool table, luxury wet bar appointed with Zellige tile, two built-in bunkrooms, an additional ensuite bedroom, the first laundry room and another large bath with a unique double sink. Massive sliding doors bring the outside in, and this outdoor area was designed to impress! Listen to relaxing music from the built in surround sound while floating in the 60,000 gallon pool or soak your cares away in the connect waterfall spa. The sunken swim-up bar and built in concrete table area are amenities usually reserved for resorts, but in this home you can have it all, along with the additional privacy of a personal luxury home. Flanking the beautiful pool is a summer kitchen with built in stainless grill, refrigerator, a cozy stone fire pit and ambient gas lanterns. With the



numerous outdoor balconies, sun decks and exterior spaces, you'll be able to take full advantage of the perfect Florida weather in any season.

Take the large commercial grade elevator or the stairs to the second floor where you'll find the open concept double chef's kitchen with duel islands, floor to ceiling custom cabinetry, a hand built custom hood above a 60-inch professional series Wolf Range, built in full-size wine cooler, two dishwashers, ice machine and oversized refrigerator. The kitchen opens seamlessly into the expansive living and dining areas anchored by a linear gas fireplace and crowned with warm pecky cypress ceilings. Floor to ceiling windows let in an abundance of natural light and accentuate the designer furnishings and light fixtures that create a casual yet magazine worthy beach experience. The second floor also boasts three bedrooms with ensuite baths, and a jewel-box half bath with designer tiles to the ceiling. Access the second story outdoor living area for lovely views of the pool and grounds below.

Continuing upward, the third floor hosts twin master suites, each opening onto a spacious covered porch with ipe decking, luxurious marble spa bathrooms, spacious closets, walk-in showers & freestanding tubs and a private coffee bar. Another bunk room and gaming nook, ensuite bath and laundry round out this level. Finally, ascend to the fourth floor rooftop deck to enjoy evening beverages and unbeatable sunset and Gulf views.

Built in 2021

Essential Information

MLS® #	936233
Price	\$6,650,000

Bedrooms	10
Bathrooms	10.00
Full Baths	9
Half Baths	1
Square Footage	7,502
Acres	0.22
Year Built	2021
Type	Residential
Sub-Type	Detached Single Family
Style	Beach House
Status	Active

Community Information

Address	85 Woodward St
Area	Destin
Subdivision	PARK ROW AT CRYSTAL BEACH
City	DESTIN
County	OKALOOSA
State	FL
Zip Code	32541

Amenities

Amenities	Beach
Utilities	Electric Available, Gas - Natural, Phone Available, Public Sewer Available, Public Water Available, TV Cable Available
Parking Spaces	2
Parking	Garage, Garage: Attached, Oversized
# of Garages	2
Has Pool	Yes
Pool	Pool - Heated, Pool - In-Ground, Private

Interior

Interior Features	Built-In Bookcases, Ceiling Beamed, Ceiling Crwn Molding, Ceiling Raised, Ceiling Tray/Cofferd, Elevator, Fireplace, Fireplace Gas, Floor Hardwood, Floor Tile, Furnished - All, Kitchen Island, Lighting Recessed, Newly Painted, Owner's Closet, Plantation Shutters, Shelving, Washer/Dryer Hookup, Wet Bar, Window Treatment All, Woodwork Painted
Appliances	Auto Garage Door Opn, Dishwasher, Disposal, Dryer, Ice Machine, Microwave, Oven Continue Clean, Oven:Self Cleaning, Range Hood, Refrigerator, Refrigerator W/Ice Maker, Smoke Detector, Stove/Oven Gas,

	Washer, Wine Refrigerator
Cooling	A/C: Two Or More, A/C: Central Electric, A/C: High Efficiency, Ceiling Fans
Fireplace	Yes
Fireplaces	Fireplace, Fireplace Gas
# of Stories	4

Exterior

Exterior	Frame, Siding Brick Front, Siding CmntFbrHrdBrd, Siding Stucco
Exterior Features	Balcony, BBQ Pit/Grill, Columns, Deck Open, Fenced Back Yard, Fenced Privacy, Patio Covered, Patio Open, Pool - Heated, Pool - In-Ground, Porch Covered, Shower, Summer Kitchen
Lot Description	Sidewalk, Within 1/2 Mile Of Water
Construction	Frame

School Information

Elementary	DESTIN
Middle	DESTIN
High	FORT WALTON BEACH

Additional Information

Days on Website	184
Zoning	Residential Single Family
HOA Fees	0.00

Listing Details

Listing Office	Eastland Real Estate
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