

\$5,200,000 - 176 Magnolia St, SANTA ROSA BEACH

MLS® #939464

\$5,200,000

5 Bedroom, 6.00 Bathroom, 4,835 sqft
Residential on 0 Acres

GRAYTON BEACH, SANTA ROSA BEACH, FL

Welcome to Magnolia Manor, a like-new heirloom residence that capitalizes on all Grayton Beach has to offer. The home is situated atop one of the highest lots in Grayton, allowing unobstructed views of the Gulf of Mexico and the towering dunes of Grayton Beach State Park. The funky shops and restaurants are less than five minutes away on foot, and homeowners will find themselves taking the short stroll to the beach to really take in the summer sunsets. No detail was overlooked during the planning and construction of this home by Logan & Logan Construction of Santa Rosa Beach and Louisville, Kentucky. A true smart home, Magnolia Manor offers advanced security features, smart thermostat, four Navien tankless water heaters, a heated pool and spa-like outdoor areas. Custom flooring, millwork, appliances, and decor throughout the home underscore the luxury standard. Magnolia Manor has never been rented, but projections from outside companies range from \$305,000 - \$333,000 gross per year.

The ground floor is perfectly designed for indoor-outdoor living. Brick tile floors mean no worries about sandy scuff marks, and an indoor seating area, flanked by a large kitchenette, can be opened up to truly bring the outside in. A bedroom suite finishes out the ground floor, where you can also take the custom elevator to the second and third floors above.



The second floor is devoted primarily to living space. All three bedrooms, including the master, feature custom wood flooring, also found on the third floor. The primary bedroom is large and bright, with high ceilings and ample windows opening onto the private porch with sleeping swing. The primary bath is salon-like perfection, with white marble everywhere you look, and a separate soaking tub, making it the ideal place to relax after a long day at the beach. Elsewhere on the second floor are two large bedrooms, each with en-suite baths and access to the large second-floor balcony overlooking the pool toward the state park.

The main living area of the home is on the third floor, where you'll find towering ceiling design, countless windows, and a gourmet kitchen featuring Thermador and Wolf appliances. There's a fifth bedroom on this floor as well, plus a small party pantry leading out to yet another huge balcony overlooking the state park. If you haven't gotten quite enough of the views yet, climb the spiral staircase to the fourth floor sundeck and take in 360* of Grayton Beach's nice dogs and strange people.

Built in 2022

Essential Information

MLS® #	939464
Price	\$5,200,000
Bedrooms	5
Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	4,835
Acres	0.16
Year Built	2022

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

Community Information

Address	176 Magnolia St
Area	30A West
Subdivision	GRAYTON BEACH
City	SANTA ROSA BEACH
County	WALTON
State	FL
Zip Code	32459

Amenities

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

Interior

Interior Features	Breakfast Bar, Fireplace, Fireplace Gas, Floor Hardwood, Furnished - None, Kitchen Island, Owner's Closet, Pantry, Plantation Shutters, Washer/Dryer Hookup, Ceiling Vaulted, Wet Bar, Elevator
Appliances	Auto Garage Door Opn, Cooktop, Dishwasher, Dryer, Ice Machine, Microwave, Range Hood, Refrigerator, Refrigerator W/Ice Maker, Security System, Smoke Detector, Stove/Oven Gas, Washer, Wine Refrigerator, Oven Double
Heating	Heat: Central Electric
Cooling	A/C: Central Electric, A/C: Two Or More
Fireplace	Yes
Fireplaces	Fireplace, Fireplace Gas
# of Stories	4

Exterior

Exterior	Roof Metal, Siding CmntFbrHrdBrd
Exterior Features	Balcony, BBQ Pit/Grill, Fenced Back Yard, Hot Tub, Patio Covered, Pool - Gunite Concrtr, Pool - In-Ground, Porch Covered, Summer Kitchen, Cabana,

Deck Covered, Deck Enclosed, Deck Open, Fenced Lot-All, Fenced Privacy, Pool - Heated, Porch Open, Porch Screened, Shower, Fireplace

Lot Description	Level, Within 1/2 Mile Of Water
Windows	Tinted Windows
Roof	Roof Metal

School Information

Elementary	Dune Lakes
Middle	Seaside
High	SOUTH WALTON

Additional Information

Days on Website	145
Zoning	Residential Single Family
HOA Fees	0.00

Listing Details

Listing Office	Corcoran Reverie SRB
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