

\$15,900,000 - 118 S Shingle Ln, WATERSOUND

MLS® #940510

\$15,900,000

6 Bedroom, 9.00 Bathroom, 6,173 sqft
Residential on 0 Acres

WATERSOUND BEACH, WATERSOUND, FL

Nestled along the pristine shores of the premier WaterSound Beach community, this one-of-a-kind gulf front haven presents the epitome of coastal elegance. A four-bedroom primary home and a two-bedroom guest house encompass nearly 6,200 square feet of impeccably designed interior spaces while a spacious outdoor courtyard offers a private pool, spa, and lounge area with firepit. From the moment you enter the residence, the meticulous quality of construction is apparent with luxurious finishes throughout including Venetian plaster walls, pecky cypress cabinetry and walls, custom millwork, beamed ceilings, brick accent walls, custom tiled bathrooms, hidden closets and so much more. The first level of the home offers the ultimate gathering space with a secondary living room with multiple seating areas, a gorgeous pecky cypress bar with Asko dishwasher, icemaker, and a Sub-Zero miniature refrigerator. There are also a guest suite with ensuite bathroom and a bunk room with four built-in bunks and an ensuite bathroom. Open and screened porches provide additional spaces to enjoy on the first floor.

Ascend to the second level via the custom staircase or elevator for added convenience. This grand space encompasses the primary living spaces with a gourmet kitchen, wine room, living room, dining room, and a spacious covered porch with summer kitchen and fireplace. Highlights of the kitchen include



marble counters, custom cabinetry, a Cove dishwasher, Wolf gas range with hood, and Sub-Zero refrigerator and freezer while the wine room offers built-in storage, a Sub-Zero wine fridge, beverage center and icemaker. An elegant guest suite with ensuite bathroom is also located on the second floor plus a powder room. Connected to the main house via a unique glass catwalk is the sizable guest home. It includes a sitting area, two bedrooms and a full bathroom.

On the third level, find the primary suite with spectacular views across the breathtaking natural sand dunes of WaterSound Beach. A separate sitting area, pecky cypress walls, incredible ensuite which includes a television in the mirror, built-in office, morning bar with Sub-Zero wine refrigerator and icemaker, and private porch with gulf views make this a truly luxurious owner's retreat. On the top floor, find the crowned jewel with a cozy sitting area with pecky cypress walls and ceilings and exterior porch all with magnificent Gulf of Mexico views.

Follow a wooden boardwalk winding through picturesque dunescape directly to the beach from this residence. Outstanding community amenities including swimming pools, a puttering park, community green space, and a state-of-the-art fitness center are steps away. This stunning gulf-front home is a masterpiece of design, seamlessly blending modern sophistication with the natural beauty that defines the 30A Gulf Coast and offers a one-of-a-kind opportunity for the most discerning buyers.

Built in 2021

Essential Information

MLS® #

940510

Price	\$15,900,000
Bedrooms	6
Bathrooms	9.00
Full Baths	6
Half Baths	3
Square Footage	6,173
Acres	0.16
Year Built	2021
Type	Residential
Sub-Type	Detached Single Family
Style	Beach House
Status	Active

Community Information

Address	118 S Shingle Ln
Area	30A East
Subdivision	WATERSOUND BEACH
City	WATERSOUND
County	WALTON
State	FL
Zip Code	32461

Amenities

Amenities	Beach, Deed Access, Pets Allowed, Pool, Short Term Rental - Allowed, TV Cable Available, Exercise Room, Gated Community, Playground
Utilities	Electric Available, Gas - Natural
Parking Spaces	2
Parking	Garage, Garage: Detached
# of Garages	2
Is Waterfront	Yes
Waterfront	GULF
Has Pool	Yes
Pool	Private, Pool - Heated, Pool - In-Ground, Community

Interior

Interior Features	Fireplace, Floor Tile, Furnished - All, Kitchen Island, Lighting Recessed, Washer/Dryer Hookup, Window Treatment All, Breakfast Bar, Ceiling Beamed, Ceiling Crwn Molding, Ceiling Raised, Floor Hardwood, Floor Marble, Guest Quarters, Pantry, Wallpaper, Wet Bar, Elevator
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Appliances	Dishwasher, Disposal, Dryer, Microwave, Smoke Detector, Washer, Fire Alarm/Sprinkler, Freezer, Ice Machine, Range Hood, Refrigerator, Security System, Wine Refrigerator, Stove/Oven Dual Fuel
Heating	Heat: Central Electric
Cooling	A/C: Two Or More, A/C: Central Electric, Ceiling Fans
Fireplace	Yes
Fireplaces	Fireplace
# of Stories	4

Exterior

Exterior	Roof Shingle/Shake, Siding Shake, Siding Wood
Exterior Features	BBQ Pit/Grill, Sprinkler System, Deck Covered, Deck Open, Fenced Lot-All, Guest Quarters, Hot Tub, Patio Open, Pool - Heated, Pool - In-Ground, Porch Open, Porch Screened, Shower, Separate Living Area, Fireplace, Summer Kitchen
Lot Description	Covenants, Restrictions, Within 1/2 Mile Of Water
Roof	Roof Shingle/Shake

School Information

Elementary	Dune Lakes
Middle	EMERALD COAST
High	SOUTH WALTON

Additional Information

Days on Website	113
Zoning	Residential Single Family
HOA Fees	1565.00
HOA Fees Freq.	Quarterly

Listing Details

Listing Office	Berkshire Hathaway HomeServices
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