

# **\$4,249,000 - 12 Garfield St, SANTA ROSA BEACH**

MLS® #943420

---

## **\$4,249,000**

5 Bedroom, 6.00 Bathroom, 3,658 sqft  
Residential on 0 Acres

### **GRAYTON BEACH, SANTA ROSA BEACH, FL**

Situated on 175 feet of prime lake frontage in beautiful Grayton Landing, this four-story beach house is surrounded by natural beauty. Located in a gated masterplan community on Western Lake, it is one of just six residences to share the 1.5-acre enclave. Each home has its own private dock and boat slip for boating, fishing, kayaking, and paddleboarding. They share a lakefront lagoon pool, sundeck, and communal outdoor kitchen with a grill. The home was built to the highest standards with wire-brushed oak floors, custom barn doors, and a selection of marble, limestone, and quartz countertops echoing the natural environment. The ground floor has covered parking for three cars and a screened entertainment area. Climb the staircase or ride the elevator smoothly to the second floor..where a sleek contemporary kitchen greets you. The central island is the hub for casual dining and entertaining while a full range of quality cabinets and drawers provides ample storage. High-end stainless appliances will impress chefs with a 36" Wolf gas range with hood, a Wolf microwave drawer, a Sub-Zero built-in refrigerator and an under-counter ice machine for creating endless icy drinks. Tall windows and shiplap walls feature in the sitting room and dining area with French doors opening onto one of several covered porches, all with stunning coastal views. Modernity continues in the spacious master suite which includes a deep tub, twin vanity, and frameless glass shower.



The third floor has another sumptuous master suite and two more guest beds, all with private bathrooms. The top floor has a loft sitting room, bunk room, bathroom and a peaceful open deck for enjoying panoramic sunset views.

White sandy beaches and the beautiful Gulf of Mexico are a five-minute stroll away and characterful shops, cafes, and boutiques at Grayton Village are conveniently close. For walkers and nature lovers, Grayton Beach State Park offers 400 acres of marshes, dunes and watersports while Seaside, Florida, and WaterColor provide a farmers market, specialty shops and popular restaurants. Ideal as a second home or vacation rental, this exceptional home offers an exclusive opportunity for those who desire a peaceful waterfront location within strolling distance of modern conveniences.

Built in 2018

**Essential Information**

MLS® #	943420
Price	\$4,249,000
Bedrooms	5
Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	3,658
Acres	0.15
Year Built	2018
Type	Residential
Sub-Type	Detached Single Family
Style	Beach House
Status	Active

**Community Information**

Address	12 Garfield St
Area	30A West

Subdivision	GRAYTON BEACH
City	SANTA ROSA BEACH
County	WALTON
State	FL
Zip Code	32459

## Amenities

Amenities	Boat Launch, Dock, Pavillion/Gazebo, Picnic Area, Pool, Waterfront
Utilities	Electric Available, Public Sewer Available, Public Water Available, Gas - Natural
Parking	Carport: Attached, Golf Cart: Covered, Covered
Has Pool	Yes
Pool	Community, Private

## Interior

Interior Features	Kitchen Island, Lighting Recessed, Pantry, Washer/Dryer Hookup, Built-In Bookcases, Floor Hardwood, Furnished - All, Lock Out, Window Treatment All, Elevator
Appliances	Dishwasher, Dryer, Freezer, Microwave, Refrigerator, Stove/Oven Gas, Washer
Heating	Heat Pump A/A Two +
Cooling	A/C: Two Or More
# of Stories	4

## Exterior

Exterior	Foundation On Pilings, Roof Metal, Siding Masonite
Exterior Features	Porch Screened, BBQ Pit/Grill, Boat Slip, Dock, Summer Kitchen
Windows	Storm Windows
Roof	Foundation On Pilings, Roof Metal
Foundation	Foundation On Pilings

## School Information

Elementary	Dune Lakes
Middle	EMERALD COAST
High	SOUTH WALTON

## Additional Information

Days on Website	80
Zoning	Residential Single Family
HOA Fees	715.00

HOA Fees Freq.      Monthly

**Listing Details**

Listing Office              Scenic Sotheby's International Realty

DISCLAIMER: Information Deemed Reliable but not guaranteed. The information being provided is for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing.All listings are provided courtesy of the Emerald Coast Association of Realtors, Copyright2024, All rights reserved.