

\$1,999,000 - 4 S Watercolor Blvd 201, SANTA ROSA BEACH

MLS® #943647

\$1,999,000

2 Bedroom, 3.00 Bathroom, 1,673 sqft

Residential on 0 Acres

WATERCOLOR, SANTA ROSA BEACH, FL

Discover the epitome of luxury living, an exquisite two-story, 2-bedroom/2.5-bath corner condo, nestled in the heart of Watercolor's vibrant Town Center! This extraordinary residence is perched above the Beach Happy Cafe, serving as a gateway to all the amenities you adore about this charming locale. Savor the convenience of having the newly renovated beach club, boutique shops, and gourmet restaurants, just a stone's throw away. The home, cherished as a second abode by its current owners, holds immense potential as an irresistible rental option due its prime location. Step into the first level, graced with a sun-drenched sunroom and an adjacent newly updated half bath. This versatile space can serve as a guest sleeping area, courtesy of the existing pullout sofa, or as a serene home office. The expansive open floor plan, accentuated by an abundance of windows, floods the living and dining areas with natural light. The 12-foot ceilings lined with extensive trim and crown molding add an extra touch of elegance. French doors usher you onto a generously sized balcony (18x10), perfect for outdoor relaxation and entertainment.

The kitchen boasts freshly painted cabinetry, pristine white quartz waterfall counters and backsplash, and brand-new stainless steel appliances. A cozy breakfast bar seating four completes this culinary haven. Essential updates, including a new water heater and HVAC system, ensure a comfortable living



environment.

The second level unfurls into a master bedroom, resplendent with an en-suite bath. French doors open up to another spacious (18x10) balcony. Further down the hall, discover a guest room featuring a king-size bed and a private bath.

This condo is offered furnished, with the exceptions. See exception list provided.

The Watercolor community provides an array of unparalleled amenities. The recently expanded Beach Club offers three distinctive pools, on-site restaurants, sunset decks, beach service, and more.

Experience the joy of Camp Watercolor, a thoughtfully curated space boasting pools, a lazy river, pool slide, food service, and regular camp events. The Frog pool, tennis/pickleball center, and walking trails are additional luxuries at your disposal. Bordering the magnificent Western Lake, the neighborhood features the Boathouse, offering a variety of activities such as paddleboarding, canoeing, and kayaking. Uncover a lifestyle of grandeur and convenience, all in one exceptional address!

Built in 2002

Essential Information

MLS® #	943647
Price	\$1,999,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,673
Acres	0.00
Year Built	2002

Type	Residential
Sub-Type	Condominiums
Style	N/A
Status	Active

Community Information

Address	4 S Watercolor Blvd 201
Area	30A East
Subdivision	WATERCOLOR
City	SANTA ROSA BEACH
County	WALTON
State	FL
Zip Code	32459

Amenities

Amenities	Beach, Deed Access, Fishing, Pickle Ball, Playground, Pool, TV Cable Available, Elevators, Pets Allowed
Utilities	Electric Available, Public Sewer Available, Public Water Available, TV Cable Available, Underground, Tap Fee Paid

Interior

Interior Features	Floor Tile, Furnished - All, Window Treatment All, Ceiling Cathedral, Floor Hardwood, Kitchen Island, Newly Painted, Owner's Closet, Pantry, Woodwork Painted
Appliances	Dishwasher, Dryer, Refrigerator, Refrigerator W/Ice Maker, Stove/Oven Electric, Washer, Cooktop, Oven:Self Cleaning
Heating	Heat: Central Electric
Cooling	A/C: Central Electric

Exterior

Exterior	Frame, Roof Composite Shingle, Siding CmntFbrHrdBrd, Trim Wood
Exterior Features	Balcony, Deck Covered
Lot Description	Level, Corner, Covenants, Interior, Sidewalk, Within 1/2 Mile Of Water
Windows	Double Paned Windows, Storm Windows
Roof	Roof Composite Shingle
Construction	Frame

School Information

Elementary	Dune Lakes
Middle	EMERALD COAST

High

SOUTH WALTON

Additional Information

Days on Website83

HOA Fees6459.00

HOA Fees Freq.Quarterly

Listing Details

Listing Office

The Beach Group Properties LLC

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