

\$2,995,000 - 299 Wilderness Way, SANTA ROSA BEACH

MLS® #943825

\$2,995,000

3 Bedroom, 3.00 Bathroom, 3,272 sqft

Residential on 0 Acres

Lakeplace at Grayton Beach, SANTA ROSA BEACH, FL

This waterfront residence is nestled gracefully on the shores of Western Lake in Grayton Beach. Prepare to be enchanted by the breathtaking views that greet you from every corner of this impeccable abode. Your own private dock, complete with a Carolina Skiff boat, 15 hp Yamaha motor, trailer, boat lift and paddle boards beckons you to embark on leisurely cruises across the tranquil dune lake. Enjoy the freedom to explore the coastal waters at your leisure, whether by boat, kayak, or YOLO board, with direct access to the beach via the lake right from your backyard. For the angling enthusiast, fishing opportunities abound - cast your line from the dock or venture out on your boat for a day of reeling in the catch of the day. Nestled within a gated, rental-restricted community, this oasis south of 30A offers a peaceful escape from the hustle and bustle of everyday life. Indulge in the exclusive amenities, including a sparkling pool, recreational area, and a communal dock perfect for aquatic adventures. Inside, discover a harmonious blend of elegance and comfort, with custom-designed features meticulously crafted by the renowned Dallas design firm of Flick-Mars. From the cedar siding to the bamboo flooring and the inviting screened porches, every detail exudes sophistication and meticulous care. Every window throughout the home has been upgraded to hurricane windows, as well as new carpet in the guest bedrooms. There are porches off of every bedroom and a wonderfully spacious master



and walk in closet with a center island for additional storage as well as a newly remodeled en suite. Ascend to the huge Crow's Nest flex space on the third floor, with new carpet, vaulted, white-washed ceilings frame mesmerizing views. You can choose how to use this space, as a separate living area, kids game room, or an additional bunk or bedroom. Also, there is room for a carriage house above the garage if additional square footage is needed. Parking is never an issue with this large lot allowing parking for 6 vehicles. Surrounded by the natural beauty of state park land, this retreat offers the utmost in privacy and serenity. Yet, just beyond its gates, awaits the vibrant charm of Grayton Beach, with its eclectic array of shops and restaurants. Embrace a lifestyle of unparalleled luxury, where every moment is a celebration of coastal living at its finest.

Built in 2002

Essential Information

MLS® #	943825
Price	\$2,995,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	3,272
Acres	0.32
Year Built	2002
Type	Residential
Sub-Type	Detached Single Family
Style	Florida Cottage
Status	Active

Community Information

Address	299 Wilderness Way
Area	30A West
Subdivision	Lakeplace at Grayton Beach

City	SANTA ROSA BEACH
County	WALTON
State	FL
Zip Code	32459

Amenities

Amenities	Dock, Fishing, Gated Community, No Short Term Rental, Pavillion/Gazebo, Picnic Area, Pool, TV Cable Available, Waterfront
Utilities	Electric Available, Gas - Natural, Public Sewer Available, Public Water Available, TV Cable Available
Parking Spaces	1
Parking	Boat, Carport: Detached, Detached, Garage: Detached, Covered
# of Garages	1
Is Waterfront	Yes
Waterfront	Coastal Dune Lakes
Pool	Community, Private

Interior

Interior Features	Built-In Bookcases, Ceiling Vaulted, Fireplace, Fireplace Gas, Hallway Bunk Beds, Kitchen Island, Renovated, Window Treatment All
Appliances	Auto Garage Door Opn, Central Vacuum, Dishwasher, Disposal, Dryer, Freezer, Microwave, Range Hood, Refrigerator, Refrigerator W/Ice Maker, Smoke Detector, Stove/Oven Gas, Washer
Heating	Heat: Central Gas
Cooling	A/C: Two Or More
Fireplace	Yes
Fireplaces	Fireplace, Fireplace Gas
# of Stories	3

Exterior

Exterior	Foundation Off Grade, Roof Metal, Siding Wood, Siding CmntFbrHrdBrd
Exterior Features	BBQ Pit/Grill, Balcony, Boat Slip, Boatlift, Columns, Deck Covered, Deck Enclosed, Dock, Patio Covered, Pavillion/Gazebo, Porch Covered, Porch Screened, Renovated, Shower, Sprinkler System, Separate Living Area, Fireplace
Lot Description	Covenants, Level, Restrictions, Within 1/2 Mile Of Water, Wooded
Roof	Roof Metal
Foundation	Foundation Off Grade

School Information

Elementary	Dune Lakes
Middle	EMERALD COAST
High	SOUTH WALTON

Additional Information

Days on Website	70
Zoning	Residential Single Family
HOA Fees	600.00
HOA Fees Freq.	Quarterly

Listing Details

Listing Office	Scenic Sotheby's International Realty
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