

\$1,679,000 - 71 Morgans Trail, SANTA ROSA BEACH

MLS® #944158

\$1,679,000

4 Bedroom, 4.00 Bathroom, 2,495 sqft

Residential on 0 Acres

THE PRESERVE AT GRAYTON BEACH, SANTA ROSA BEACH, FL

Nestled within the prestigious community of The Preserve at Grayton Beach, this exquisite 4-bedroom, 3.5-bathroom residence boasts elegance and functionality at every turn. Embracing a modern coastal lifestyle, this home features not one, but two luxurious master suites, providing unparalleled comfort and convenience. Step inside to discover custom solid hardwood floors, meticulously crafted from locally sourced materials, their natural beauty accentuated by a tasteful white finish achieved through wire brushing. The heart of the home, the kitchen, is a culinary enthusiast's dream, boasting shaker-style cabinets, sleek Carrara countertops, glass backsplashes, and top-of-the-line GE Cafe appliances. Entertaining is effortless in this thoughtfully designed space, where the open-concept layout seamlessly connects the kitchen to the living and dining areas. Transitioning from indoor to outdoor living is a breeze with the screened-in back porch featuring a cozy fireplace, overlooking the turf grass backyard.

Beyond the home's impeccable interior, The Preserve at Grayton Beach offers an array of resort-style amenities, including two sparkling pools, tennis and pickleball courts, a state-of-the-art fitness facility, and exclusive deeded beach access.

Experience coastal luxury at its finest in this meticulously crafted residence, where every



detail has been thoughtfully curated for modern living and ultimate comfort.

Built in 2013

Essential Information

MLS® #	944158
Price	\$1,679,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,495
Acres	0.00
Year Built	2013
Type	Residential
Sub-Type	Detached Single Family
Style	Beach House
Status	Active

Community Information

Address	71 Morgans Trail
Area	30A West
Subdivision	THE PRESERVE AT GRAYTON BEACH
City	SANTA ROSA BEACH
County	WALTON
State	FL
Zip Code	32459

Amenities

Amenities	Community Room, Gated Community, Pets Allowed, Pickle Ball, Pool, Deed Access, Exercise Room
Utilities	Community Water, Electric Available, Community Sewer, Gas - Natural
Parking Spaces	1
Parking	Garage

# of Garages	1
Pool	Community, Private

Interior

Interior Features	Breakfast Bar, Ceiling Raised, Floor Hardwood, Owner's Closet, Washer/Dryer Hookup, Window Treatment All, Decorating Allowance, Plantation Shutters
Appliances	Auto Garage Door Opn, Dishwasher, Disposal, Dryer, Ice Machine, Microwave, Refrigerator, Smoke Detector, Stove/Oven Gas, Washer, Freezer, Range Hood
Heating	Heat: Central Electric
Cooling	A/C: Two Or More, A/C: Central Electric
# of Stories	2

Exterior

Exterior Features	Fireplace, Sprinkler System, Porch Covered, Porch Open, Porch Screened
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School Information

Elementary	VAN R. BUTLER
Middle	EMERALD COAST
High	SOUTH WALTON

Additional Information

Days on Website	71
Zoning	Residential Single Family
HOA Fees	710.00
HOA Fees Freq.	Quarterly

Listing Details

Listing Office	Rosemary Beach Realty LLC
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