

# **\$895,000 - 180 Marlberry Trace, SANTA ROSA BEACH**

MLS® #947770

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## **\$895,000**

4 Bedroom, 4.00 Bathroom, 2,388 sqft  
Residential on 0 Acres

### **HIDDEN GROVE, SANTA ROSA BEACH, FL**

Bask in the peaceful serenity of a natural state preserve, where this custom four bedroom home sits on a corner lot within the gated community of Hidden Grove. A paver driveway lined with a variety of trees and shrubs leads to a builder-owned haven designed with upgrades galore and modern living in mind. Large windows flood the home with natural light, enhancing the impeccable attention to detail and designer finishes. The gourmet kitchen boasts top-of-the-line Monogram appliances including a six burner gas range and custom hood, cabinets and tilework to the ceiling, and an adjacent butler's pantry with granite countertops and backsplash to provide additional storage and prep space, ensuring seamless hosting of gatherings and dinner parties. A gas fireplace with millwork detail frames the spacious living room, perfect for cozy evenings. Upstairs, you'll find all four bedrooms, each providing respite and privacy. The primary bedroom suite is an exceptional retreat, featuring a natural wood vaulted ceiling, spa-like ensuite bathroom with dual vanities, and spacious walk-in closet. Three additional bedrooms offer comfort and versatility, ideal for a growing family or accommodating guests. This home is designed with practicality and durability in mind, featuring storm-rated windows and doors that provide peace of mind during inclement weather while also enhancing energy efficiency. Other eco-friendly home features include a Navien tankless water



heater and smart home technology that allow you to control the comfort and security of your home while away. Entertain family and friends in the wide, grassy backyard among the breezy oasis of pines and magnolias as the grapevine that frames the back porch swells with extra shade and clusters of fruit.

Hidden Grove is renowned for its quiet and friendly atmosphere, where residents enjoy a beautiful surrounding of mature tree-lined streets, sidewalks, a community pool, and no short-term rentals.

Built in 2021

**Essential Information**

MLS® #	947770
Price	\$895,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,388
Acres	0.12
Year Built	2021
Type	Residential
Sub-Type	Detached Single Family
Style	Florida Cottage
Status	Active

**Community Information**

Address	180 Marlberry Trace
Area	North Santa Rosa Beach
Subdivision	HIDDEN GROVE
City	SANTA ROSA BEACH
County	WALTON
State	FL
Zip Code	32459

## Amenities

Amenities	Gated Community, Pool, No Short Term Rental
Utilities	Electric Available, Public Sewer Available, Public Water Available, TV Cable Available, Gas - Propane
Parking Spaces	1
Parking	Garage: Attached
# of Garages	1
Has Pool	Yes
Pool	Community, Private

## Interior

Interior Features	Ceiling Crwn Molding, Ceiling Vaulted, Fireplace Gas, Floor Vinyl, Kitchen Island, Shelving, Washer/Dryer Hookup
Appliances	Auto Garage Door Opn, Dishwasher, Disposal, Microwave, Oven:Self Cleaning, Refrigerator W/Ice Maker, Stove/Oven Gas
Heating	Heat: Central Electric
Cooling	A/C: Two Or More, A/C: Central Electric, Ceiling Fans
Fireplace	Yes
Fireplaces	Fireplace Gas
# of Stories	2

## Exterior

Exterior	Roof Metal, Siding CmntFbrHrdBrd, Foundation On Pilings, Trim Wood
Exterior Features	Patio Covered, Porch Open
Lot Description	Covenants, Restrictions, Within 1/2 Mile Of Water, Survey Available
Windows	Double Paned Windows
Roof	Roof Metal, Foundation On Pilings
Foundation	Foundation On Pilings

## School Information

Elementary	VAN R. BUTLER
Middle	EMERALD COAST
High	SOUTH WALTON

## Additional Information

Days on Website	31
Zoning	Residential Single Family
HOA Fees	406.50
HOA Fees Freq.	Quarterly

**Listing Details**

Listing Office                      Corr Group Agency LLC

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