



WELCOME TO THE EMERALD COAST

43 Sandy Creek Circle Santa Rosa Beach, FL
Offered at \$1,548,800

FOR MORE INFORMATION, CONTACT
JEFF MARTIN REAL ESTATE AT 1-844-450-6200



6 BR/5 BATH BEACH HOME IN WATERCOLOR

**OFFERED AT
\$1,548,800**

6 BEDROOMS
5 FULL BATHS
3368 TOTAL SF
CUSTOM BUILT IN 2006
OPEN KITCHEN
UPGRADED APPLIANCES
METAL ROOF

This two-story home is a must see property! First time on market since original owner custom built in 2006, this beach house is what you've been looking for! The main home has five bedrooms and four full baths, including one downstairs, as well as a large open kitchen with stainless steel appliances, an open foyer, dining room, laundry downstairs. Upstairs, the main portion of the home features a master bedroom with en suite bath, and three additional bedrooms, each with own bathroom.

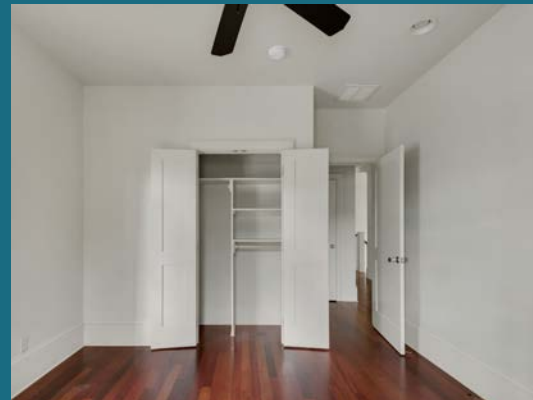
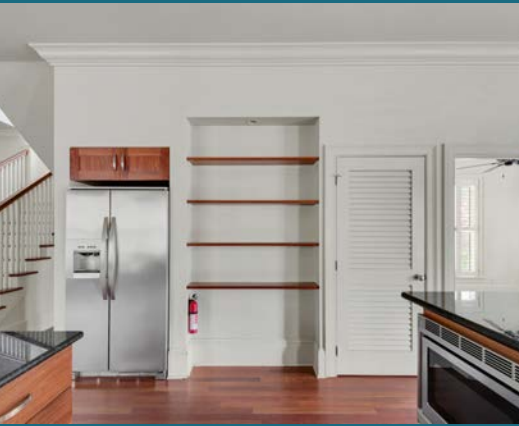
This home has many upgraded features such as raised ceilings, crown molding, recessed lighting and more! The carriage house, which is attached via a screen in porch, has one bedroom and a private bath downstairs and a large (17x24) second floor open space, most recently used as a media room. This room could be utilized as a seventh bedroom if desired.

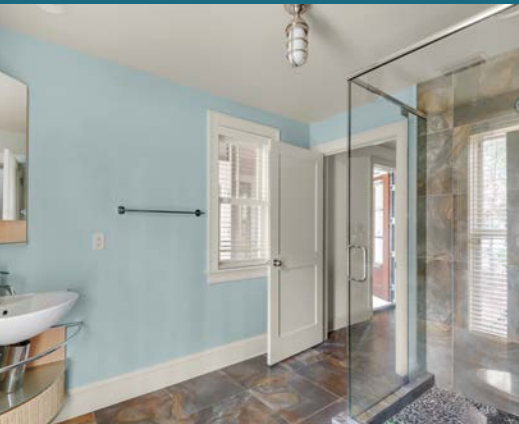
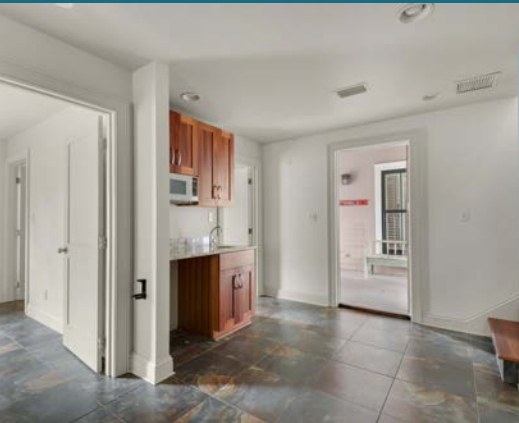
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This home is located on a private street, Sandy Creek Circle, in the fully gated community of Watercolor, which has 24-hour security and all amenities are accessed via a card to insure privacy of all full time residents and guests.

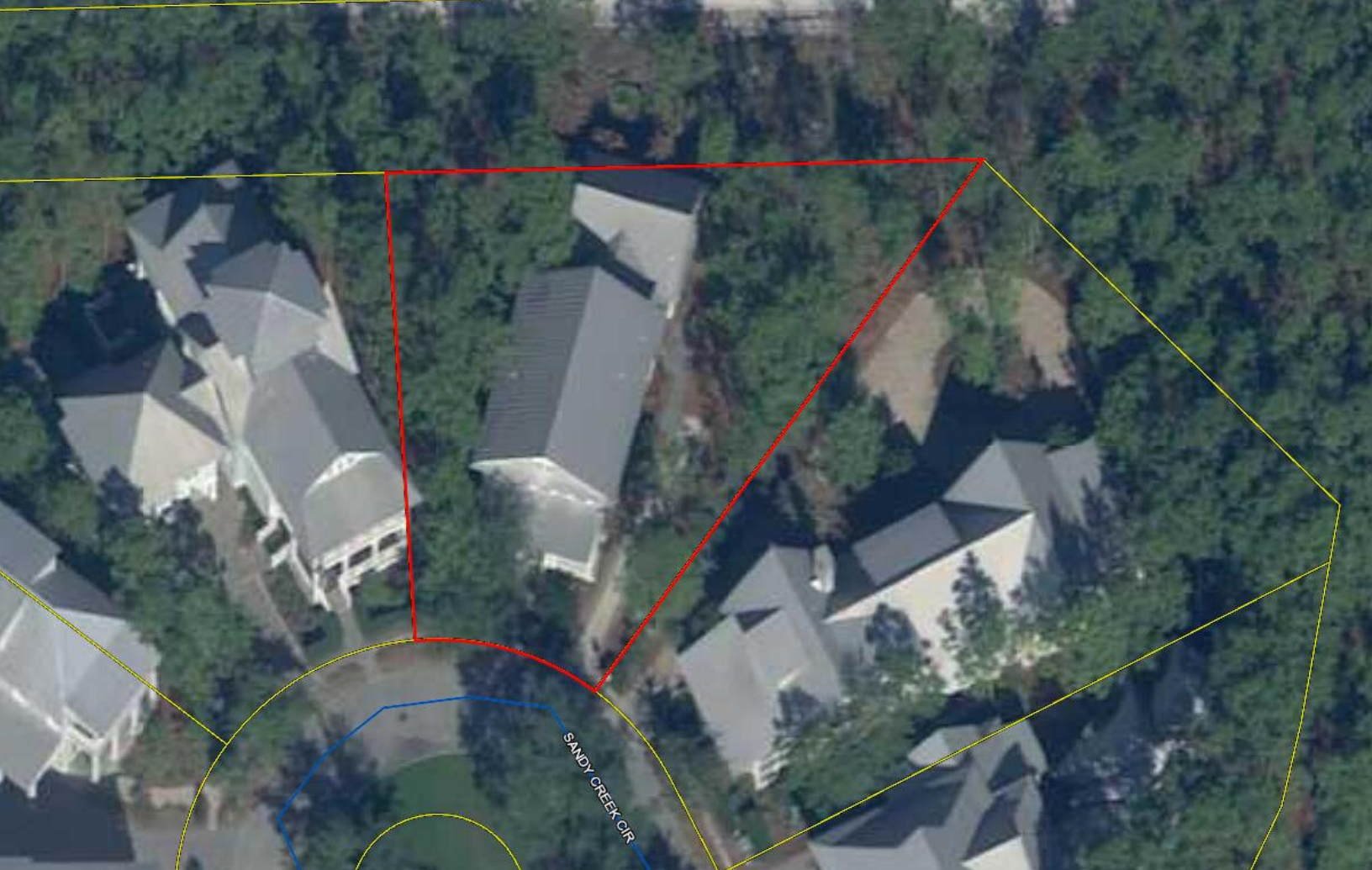
The community property is exceptionally private and is bounded by the Gulf of Mexico on the South, Western Lake to the West and Grayton Beach State Park to the North and East.







This is a beach resort area and the homes in this community do allow rentals as long as HOA regulations concerning parking, etc. are followed. This home allows owners and guests access to seven community swimming pools and two more are under construction at the time of this listing. Beach access and park access is also included in the HOA fees of \$340 per month. There is an additional \$240/quarter that is covers the cost for the cable and internet services at this home. Public schools for this home are Bay Elementary, Emerald Coast Middle and South Walton High School, all four miles or less from the property.



Other Property Details:
Walton County FL TMS #
15-3S-19-25419-000-0050
Lot # 15 - 2019 Taxes \$13,185
FEMA Flood Zone X

Property Offered By:
Jeff Martin Real Estate, Inc.
in conjunction with Higgenbotham
Auctioneers, LTD. AB158/BK39329

For all showing information and additional
property details, call 1-844-450-6200.



JEFF REAL ESTATE
MARTIN INC.