

# **\$1,750,000 - 14 S Pontchartrain, Santa Rosa Beach**

MLS® #1006097

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**\$1,750,000**

4 Bedroom, 5.00 Bathroom, 2,632 sqft  
Residential

FOREST LAKES, Santa Rosa Beach, FL

Meticulously cared for as a private second home and never offered as a rental, this exceptional Luke & Blues custom home is nestled among mature live oaks and lush, meticulously maintained landscaping within the gated community of Forest Lakes. Ideally positioned directly across from the community pool and green space, the residence offers refined coastal living just minutes from the white sand beaches of Blue Mountain Beach and Gulfview Heights. Equally suited as a primary residence, a second home, or an investment opportunity, the property also benefits from no short-term rental restrictions.

Thoughtfully designed for both comfort and entertaining, the spacious floor plan features two primary suites, private ensuite baths for every bedroom, and newly added built-in bunks on the first floor for additional guest accommodations. Multiple indoor and outdoor living areas create an effortless flow for relaxed beach living.

Inside, the home showcases Seashore wood flooring throughout, Cambria countertops and backsplash, and a beautifully appointed chef's kitchen featuring a gas range, oversized waterfall island with beverage cooler and ice maker, Bosch appliances, and a generous walk-in pantry. Additional upgrades include custom window coverings throughout, with blackout shades in every bedroom, motorized shades on the main level, and an



indoor-outdoor Sonos sound system. Outdoor living is equally inviting with three spacious porches, including a screened porch, a gas fire pit gathering area, grill, and a newly fenced backyard surrounded by mature landscaping for added enjoy an impressive collection of amenities, including a resort-style two-tier pool, a pavilion with an outdoor kitchen and fireplace, a playground, walking trails, a scenic lake bridge, fishing pond, and expansive green spaces, all within a private gated community along Scenic Highway 30A.

Built in 2023

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | 1006097                |
| Price          | \$1,750,000            |
| Sold Price     | \$1,720,000            |
| Date Sold      | \$2026-09-03           |
| Bedrooms       | 4                      |
| Bathrooms      | 5.00                   |
| Full Baths     | 4                      |
| Half Baths     | 1                      |
| Square Footage | 2,632                  |
| Year Built     | 2023                   |
| Type           | Residential            |
| Sub-Type       | Detached Single Family |
| Style          | Beach House            |
| Status         | Sold                   |

**Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 14 S Pontchartrain |
| Area        | 17 - 30A West      |
| Subdivision | FOREST LAKES       |
| City        | Santa Rosa Beach   |
| County      | Walton             |
| State       | FL                 |
| Zip Code    | 32459              |

## Amenities

|              |                                                                             |
|--------------|-----------------------------------------------------------------------------|
| Utilities    | Electric, Gas - Natural, Public Sewer, Public Water, TV Cable, Tap Fee Paid |
| Parking      | Garage Door Opener, Attached Carport, Carport                               |
| # of Garages | 1                                                                           |

## Interior

|                   |                                                                                   |
|-------------------|-----------------------------------------------------------------------------------|
| Interior Features | Vaulted Ceiling(s), Kitchen Island, Washer/Dryer Hookup, Woodwork Painted         |
| Appliances        | Dishwasher, Disposal, Dryer, Microwave, Range Hood, Washer, Tankless Water Heater |
| Heating           | Heat Pump, Gas - Natural                                                          |
| Cooling           | Central Air                                                                       |
| Fireplace         | Yes                                                                               |
| Fireplaces        | EPA Qualified Fireplace, Fireplace Gas                                            |
| # of Stories      | 2                                                                                 |

## Exterior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Exterior Features | Outdoor Grill, Balcony, Private Yard, Outdoor Shower, Rain Gutters  |
| Lot Description   | Covenants, Restrictions, Survey Available, Within 1/2 Mile to Water |
| Windows           | Window Treatments                                                   |
| Roof              | Metal                                                               |
| Construction      | Foundation Off Grade, Frame, Siding Brick Some, Masonite            |

## School Information

|            |              |
|------------|--------------|
| Elementary | Van R Butler |
| Middle     | Seaside      |
| High       | South Walton |

## Additional Information

|                 |                     |
|-----------------|---------------------|
| Days on Website | 114                 |
| Zoning          | Resid Single Family |

## Listing Details

|                |                                       |
|----------------|---------------------------------------|
| Listing Office | Scenic Sotheby's International Realty |
|----------------|---------------------------------------|

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