$4,150,000 - 16 Beachberry Lane, Santa Rosa Beach

MLS® #1008748

$4,150,000

5 Bedroom, 5.00 Bathroom, 4,111 sqft

Residential on 0.16 Acres

WATERCOLOR, Santa Rosa Beach, FL

Currently under contract with a kick-out clause, this exceptional property remains available for qualified buyers seeking a rare opportunity. In the heart of WaterColor's Lake District, this distinctive High Street residence is one of only four signature homes originally built by St. Joe--a rare architectural pedigree that sets it apart within one of 30A's most sought-after communities. Positioned on a private corner homesite overlooking protected parkland, the home offers exceptional privacy, timeless craftsmanship, and enduring value.

Spanning more than 4,000 square feet, the thoughtfully designed floor plan features five bedrooms, five baths, and a detached carriage house above the two-car garage with its own private entrance and full bath, offering exceptional flexibility for guests, a home office, or extended stays. The generous homesite also provides room to add a private pool. Thoughtfully refreshed in 2025 with all-new furnishings and curated interior finishes, the residence presents a beautifully updated aesthetic while honoring its timeless architectural character. A welcoming wraparound porch leads to interiors filled with natural light, soaring vaulted ceilings, and an effortless flow for everyday living and entertaining. The main level centers on an inviting living area with a custom bar, opening to a well-appointed kitchen appointed with Viking appliances and abundant cabinetry. A guest suite with a full bath and a spacious

laundry room completes the first floor.

Upstairs, three en-suite bedrooms provide comfort and privacy, while the third floor offers a light-filled loft retreat complete with a wet bar, custom built-ins, and a crow's-nest tower showcasing elevated treetop views and an ideal vantage point for enjoying sunset skies. The detached carriage house further enhances the home's versatility, making it equally suited for hosting family and friends or creating a private workspace.

Just moments from Frog Pool, the Lake Forest footbridge, and the WaterColor Beach Club, residents enjoy convenient access to resort-style pools, parks, playgrounds, tennis courts, scenic nature trails, and the sugar-white beaches of the Gulf. Combining architectural significance, an exceptional location, and a highly functional floor plan, this is a rare opportunity to own one of WaterColor's truly signature homes.

Built in 2006

Essential Information

MLS® #	1008748
Price	$4,150,000
Sold Price	$3,900,000
Date Sold	$2026-09-08
Bedrooms	5
Bathrooms	5.00
Full Baths	5
Square Footage	4,111
Acres	0.16
Year Built	2006
Type	Residential
Sub-Type	Detached Single Family
Style	Florida Cottage
Status	Sold

Community Information

Address	16 Beachberry Lane
Area	18 - 30A East
Subdivision	WATERCOLOR
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Utilities	Community Sewer, Community Water, Electric
Parking	Garage
# of Garages	2

Interior

Appliances	Cooktop, Dishwasher, Disposal, Dryer, Microwave, Range Hood, Refrigerator, Washer
Cooling	Central Air
# of Stories	3

Exterior

Construction	Shake Siding

School Information

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	79
Zoning	Resid Single Family

Listing Details

Listing Office	Scenic Sotheby's International Realty

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Listing information last updated on October 15th, 2026 at 11:07pm CDT