

# \$8,995,000 - 10 Hotz Avenue, Santa Rosa Beach

MLS® #922487

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**\$8,995,000**

7 Bedroom, 9.00 Bathroom, 5,624 sqft

Residential on 0.27 Acres

GRAYTON BEACH, Santa Rosa Beach, FL

A harmonious fusion of historical significance and modern elements found in a new build, "The Grayton House" embodies everything quintessential about the charming beach community in which it resides. Originally built in 1895 by McCaskill Lumber Company, the historic home has seen many facelifts throughout its time on iconic Hotz Avenue until its full potential was realized by bespoke builder Daniel Brock in 2022. Modern-day comforts permeate the seven-bedroom, eight-and-a-half-bath home, starting with the security of a compound-style courtyard system, heated and cooled four-car-plus-golf-cart garage, and second-story private pool overlooking protected Grayton Beach State Park and the Gulf of Mexico. Entertaining multi-generations was the inspiration behind the property's layout, with importance placed on spacious outdoor and indoor living areas, culinary spaces and plentiful covered decks. Preserving the history of "The Washaway" was at the core of all rehabilitation and restructuring work when crafting this modern-day home, with every reusable element from the original structure incorporated throughout the showcase. Floor joists from 130 years ago now adorn the cathedral vaulted ceilings in custom spaces throughout the home, while original rafters and siding were reimagined as expansive dining tables in the alfresco space. Luxurious elements adorn the property, adding doses of



luxury furnishings, textiles and elements to each space of the home.

Fisher & Paykel appliances anchor the chef-ready and well-appointed kitchen, while custom hand-hewn wainscoting in the living room and custom-laid tile craft enchanting spaces to embrace the very best of life along the coast. A ground-level game room with turf flooring and a full bath is the source of endless smiles and convenience with fully locking entry doors for private accommodations only footsteps from the sugar sands of Grayton Beach. Effortlessly walkable to everything in downtown Grayton Beach such as Chiringo, the iconic Red Bar, Tribe Kelley Surf Post and the Western Lake boat launch, The Grayton House truly is the epitome of 30A living.

Built in 2022

**Essential Information**

MLS® #	922487
Price	\$8,995,000
Sold Price	\$8,400,000
Date Sold	\$2023-06-29
Bedrooms	7
Bathrooms	9.00
Full Baths	8
Half Baths	1
Square Footage	5,624
Acres	0.27
Year Built	2022
Type	Residential
Sub-Type	Detached Single Family
Style	Florida Cottage
Status	Sold

**Community Information**

Address	10 Hotz Avenue
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Area	17 - 30A West
Subdivision	GRAYTON BEACH
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

### **Amenities**

Amenities	Beach
Utilities	Electric, Gas - Natural, Phone, Public Sewer, Public Water, TV Cable, Underground
Parking Spaces	5
Parking	Garage, Garage Attached, Golf Cart Enclosed, Guest, Oversized
# of Garages	5
Has Pool	Yes
Pool	Pool - Gunite Concrtr, Pool - Heated, Pool - In-Ground, Private

### **Interior**

Interior Features	Ceiling Vaulted, Elevator, Fireplace, Fireplace Gas, Floor Hardwood, Furnished - All, Guest Quarters, Kitchen Island, Pantry, Renovated, Window Treatment All
Appliances	Auto Garage Door Opn, Cooktop, Dishwasher, Disposal, Freezer, Ice Machine, Microwave, Oven Double, Oven Self Cleaning, Range Hood, Refrigerator, Refrigerator W/IceMk, Smoke Detector, Smooth Stovetop Rnge, Stove/Oven Electric, Wine Refrigerator
Heating	AC - Central Gas, Heat High Efficiency, Heat Pump Air To Air
Cooling	AC - 2 or More, AC - Central Gas, AC - High Efficiency, Ceiling Fans, Water Heater - Two +
Fireplace	Yes
Fireplaces	Fireplace, Fireplace Gas
# of Stories	2

### **Exterior**

Exterior	Foundation On Piling, Roof Metal, Siding CmntFbrHrdBrd
Exterior Features	Balcony, Columns, Deck Covered, Deck Open, Fenced Back Yard, Fireplace, Guest Quarters, Patio Open, Pool - Gunite Concrtr, Pool - Heated, Pool - In-Ground, Porch, Porch Open, Renovated, Shower, Summer Kitchen
Lot Description	Cleared, Corner
Windows	Double Pane Windows, Tinted Windows

Roof	Foundation On Piling, Roof Metal
Foundation	Foundation On Piling

**School Information**

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

**Additional Information**

Days on Website	372
Zoning	Resid Single Family
HOA Fees	0.00

**Listing Details**

Listing Office	Scenic Sotheby's International Realty
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