$9,850,000 - 191 Sand Hill Circle, Santa Rosa Beach

MLS® #982015

$9,850,000

7 Bedroom, 8.00 Bathroom, 8,314 sqft

Residential on 0.27 Acres

WATERCOLOR, Santa Rosa Beach, FL

Positioned on one of the largest - if not the largest - homesites in all of WaterColor and thoughtfully brought to life through a collaboration between renowned architect Geoff Chick, the homeowner, and Cara Richardson of award-winning Lovelace Interiors, 191 Sand Hill Circle is a residence defined by intentional elegance, architectural integrity, and elevated livability. Framed by a peaceful pocket park in front and the preserved beauty of the state forest behind, this 8,314-square-foot estate stands as one of the community's true masterpieces. Every detail of this seven-bedroom, seven-and-a-half-bath home has been artfully curated, from Venetian plaster walls to a whole-home Control4 system that manages lighting, sound, climate, and security. Custom artisan lighting, curated furnishings, and dramatic accents, such as original works by award-winning artist Mary Hong, create a home that is both visually striking and deeply livable. Each bedroom features an ensuite bath with dual vanities, custom tile from Q-Tile, and high-end, bespoke bedding.

The chef's kitchen is outfitted with Wolf and Sub-Zero appliances, complemented by a butler's pantry with a second oven and dishwasher. Three laundry rooms ensure effortless convenience, while the owner's retreat secluded on the second level features electric drapes, serene views, and access to expansive porches.

Outdoor living is equally refined. The resort-style pool is flanked by two covered pavilions: one side features a fully appointed outdoor kitchen and grill, while the other boasts a posh gathering area complete with a fireplace and TV. A full pool bath and lush, irrigated landscaping complete the setting, enriched further by elegant rain chains and peaceful sightlines.

The home also features a posh carriage house above one of two climate-controlled two-car garages, making it the only residence in WaterColor to offer this level of vehicle and guest accommodations, along with two additional parking spaces. Blending art, technology, and lifestyle and offered mostly furnished, including a GEM car and two electric bikes this exceptional property was honored as the cover feature in Florida Design Magazine. This is not just a home; it is WaterColor's most exquisitely crafted residence and a once-in-a-lifetime opportunity to own a true generational estate on 30A.

Built in 2019

Essential Information

MLS® #	982015
Price	$9,850,000
Sold Price	$9,750,000
Date Sold	$2026-01-21
Bedrooms	7
Bathrooms	8.00
Full Baths	7
Half Baths	1
Square Footage	8,314
Acres	0.27
Year Built	2019
Type	Residential

Sub-Type	Detached Single Family
Style	Pueblo
Status	Sold

Community Information

Address	191 Sand Hill Circle
Area	18 - 30A East
Subdivision	WATERCOLOR
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Amenities	BBQ Pit/Grill, Beach, Dock, Fishing, Playground, Pool, TV Cable, Tennis, Waterfront, Pets Allowed, Pickle Ball, Short Term Rental - Allowed
Utilities	Electric, Gas - Natural, Public Sewer, Public Water, TV Cable
Parking	Garage Door Opener, Guest
# of Garages	4
Has Pool	Yes
Pool	Heated, In Ground

Interior

Interior Features	Central Vacuum, Breakfast Bar, Bookcases, Beamed Ceilings, Crown Molding, Vaulted Ceiling(s), Tray Ceiling(s), Fireplace, Fireplace 2+, Kitchen Island, Recessed Lighting, Lock Out, Owner's Closet, Pantry, Wallpaper, Washer/Dryer Hookup, Wet Bar, Woodwork Painted, Natural Woodwork, Elevator
Appliances	Dishwasher, Disposal, Dryer, Freezer, Microwave, Range Hood, Refrigerator, Washer
Heating	Central, Gas - Natural
Cooling	Central Air, Ceiling Fan(s)
Fireplace	Yes
Fireplaces	EPA Qualified Fireplace, Fireplace Gas
# of Stories	3

Exterior

Exterior Features	Outdoor Grill, Balcony, Private Yard, Pavillion/Gazebo, Pool - Gunite Concrt, Outdoor Shower, Sprinkler System, Separate Living Area,

	Outdoor Kitchen, Rain Gutters
Lot Description	Cleared, Covenants, Interior Lot, Restrictions, Within 1/2 Mile to Water
Windows	Window Treatments
Roof	Metal
Construction	Siding CmntFbrHrdBrd

School Information

Elementary	Dune Lakes
Middle	Seaside
High	South Walton

Additional Information

Days on Website	443
Zoning	Resid Single Family
HOA Fees	1840
HOA Fees Freq.	Quarterly

Listing Details

Listing Office	Scenic Sotheby's International Realty

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