$2,995,000 - 25 Sextant Lane, Santa Rosa Beach

MLS® #986682

$2,995,000

5 Bedroom, 5.00 Bathroom, 3,387 sqft

Residential on 0.16 Acres

WATERSOUND WEST BEACH, Santa Rosa Beach, FL

Experience the best of 30A living in this stunning Watersound West Beach home, featuring a private pool and separate carriage house. Perfectly positioned in a serene location, this residence offers an exceptional blend of luxury, comfort, and privacy within one of 30As most sought-after BEACH ACCESS gated communities. Step inside the main home, where an open-concept design seamlessly connects the living, dining, and kitchen areas. Beautiful decor, custom millwork, and abundant natural light enhance the coastal charm. The gourmet kitchen boasts high-end stainless appliances, marble countertops, and an oversized island, perfect for entertaining. The primary suite offers a spa-like ensuite bath, while the additional 4 bedrooms with ensuite baths provide ample space for family and guests. The separate carriage house with a private entrance offers flexibility for guests, a home office, or mother-in-law suite. Outside, the private pool and expansive outdoor living area create a perfect oasis for relaxation after a day at the beach. Recent interior upgrades include new light fixtures, new furniture and rugs, new smart TVs, designer wallpaper in laundry and bath, cabinet painting, Coastal Protection app controlled home monitoring, and much more! In addition, the entire main level wood floors have been refinished as well as the stairs.

The outdoor living area of this home is incredible! In addition to a lovely screened

porch, there is an expansive side yard that the owners have used to recently create a gorgeous oasis with a paver patio and walkways, fountain, quality outdoor furnishings, fire bowl, and all new landscaping. Owners have recently installed a new salt water POOL that features a heater/chiller, app controls, bench & tanning ledge, and water feature. On the other side of the house there is a fenced yard that is perfect for pets! The two car garage has A/C, large screen smart TV, freezer, and fridge.

Watersound West Beach features a heated & cooled community pool, boardwalks & trails, two parks, boardwalk to the beach with bike parking, putting green, entrance gate with security, and fitness center at Watersound Beach. The BEACH ACCESS is a private perpetual easement through Deer Lake State Park. No crowds and no Customary Use worries! Don't miss this rare opportunity to own a luxury home with a private pool and carriage house in Watersound West Beach! Schedule your private showing today.

Built in 2015

Essential Information

MLS® #	986682
Price	$2,995,000
Sold Price	$2,825,000
Date Sold	$2026-03-25
Bedrooms	5
Bathrooms	5.00
Full Baths	5
Square Footage	3,387
Acres	0.16
Year Built	2015
Type	Residential
Sub-Type	Detached Single Family

Style	Beach House
Status	Sold

Community Information

Address	25 Sextant Lane
Area	18 - 30A East
Subdivision	WATERSOUND WEST BEACH
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Utilities	Electric, Gas - Natural, Public Sewer, Public Water, TV Cable, Underground
Parking	Garage Door Opener, Garage Detached
# of Garages	2
Has Pool	Yes
Pool	Heated, In Ground

Interior

Interior Features	Breakfast Bar, Crown Molding, Fireplace, In-Law Floorplan, Kitchen Island, Recessed Lighting, Newly Painted, Washer/Dryer Hookup
Appliances	Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Electric Water Heater, Gas Water Heater, Tankless Water Heater
Heating	Central, Natural Gas, Gas - Natural
Cooling	Central Air, Ceiling Fan(s)
Fireplace	Yes
Fireplaces	Fireplace Gas
# of Stories	2

Exterior

Exterior Features	Private Yard, Outdoor Shower, Sprinkler System, Separate Living Area
Lot Description	Covenants, Curb & Gutter, Survey Available, Within 1/2 Mile to Water
Windows	Double Pane Windows, Plantation Shutters, Window Treatments
Roof	Shingle, Metal
Construction	Frame, Trim Wood, Siding CmntFbrHrdBrd
Foundation	Slab

School Information

Elementary	Dune Lakes
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	379
Zoning	Resid Single Family

Listing Details

Listing Office	The Premier Property Group Seacrest Office

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