$2,895,000 - 39 Needlerush Drive, Santa Rosa Beach

MLS® #990579

$2,895,000

3 Bedroom, 4.00 Bathroom, 3,432 sqft

Residential on 0.17 Acres

WATERCOLOR, Santa Rosa Beach, FL

This elegant home rests along WaterColor's quiet northern edge, directly bordering a protected state park and the peaceful pine forest where deer often wander. Designed by architect Dawn Thurber at the owners' request, the home blends her signature touches, such as eyebrow windows and an upper gallery, with a more traditional layout of defined, intimate rooms rather than today's open-concept trend. A welcoming entrance hall leads to the formal living room, framed by glass double doors and overlooking a charming pocket park. Every window along the home's exterior offers calming views of the state forest. A wide hallway opens to a cozy media room anchored by a wood-burning fireplace, flanked by built-ins and a large picture window highlighting the natural surroundings. At the back of the three-bed, three-and-a-half-bath home, a bright professional kitchen features granite counters, ceiling-height cabinetry, and a generous central island with a butcher-block top and seating for family and guests. The formal dining room sits between the kitchen and living room, perfectly placed to frame the serene forest backdrop. A screened porch leads to the outdoor kitchen, complete with a built-in grill, fireplace, and comfortable dining and lounging spaces ideal for cooler evenings and relaxed gatherings. Outdoors, the backyard is bordered by a 10-foot magnolia hedge with parking for up to five cars. Beneath the carport, a separate space offers valuable

flexibility, perfect as a gardener's hut, hobby space, workshop, or anything the next owner wishes to create. Upstairs, the home offers three spacious ensuite bedrooms, each bright, airy, and thoughtfully designed for comfort. The expansive primary suite features two walls of windows, a spacious bathroom with a glass shower and double vanities, and separate his-and-her closets. A laundry room sits conveniently along the upper gallery. Across the home, two additional oversized bedrooms one currently used as an artist's studio each enjoy private ensuite baths. With 3,452 square feet, a serene setting, and a location just a 15-minute walk to WaterColor's premier amenities including Camp WaterColor, the Beach Club, Western Lake, and the best of 30A this home has been lovingly cared for by its original owners and has never been rented. Peaceful, private, and perfectly connected to the WaterColor lifestyle, it offers a timeless retreat at the edge of nature.

Built in 2011

Essential Information

MLS® #	990579
Price	$2,895,000
Sold Price	$2,722,000
Date Sold	$2026-01-15
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,432
Acres	0.17
Year Built	2011
Type	Residential
Sub-Type	Detached Single Family
Style	Other
Status	Sold

Community Information

Address	39 Needlerush Drive
Area	18 - 30A East
Subdivision	WATERCOLOR
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Utilities	Electric, Phone, Public Sewer, Public Water, TV Cable, Tap Fee Paid
Parking	Oversized, Covered

Interior

Appliances	Gas Water Heater, Tankless Water Heater
Heating	Central
Cooling	Central Air
# of Stories	2

School Information

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	318
Zoning	Resid Single Family
HOA Fees	1080
HOA Fees Freq.	Quarterly

Listing Details

Listing Office	Scenic Sotheby's International Realty

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