$2,950,000 - 80 Coleman Drive, Santa Rosa Beach

MLS® #991534

$2,950,000

4 Bedroom, 6.00 Bathroom, 3,493 sqft

Residential on 0.13 Acres

THE PRESERVE AT GRAYTON BEACH, Santa Rosa Beach, FL

Upon entering this custom built residence in The Preserve at Grayton Beach, one is greeted by elevated luxury and thoughtful design. Constructed by Simmons Custom Homes, the property encompasses over 3,490 square feet of meticulously refined living space. The home presents a neutral color palette, 12-foot ceilings, a Venetian plaster fireplace wall, and an array of upscale finishes, including crystal accents, rattan, wrought iron, white oak flooring, linen, and Taj Mahal quartzite countertops. These features collectively foster a serene and welcoming environment well-suited for both relaxation and entertaining.

The main floor seamlessly integrates indoor and outdoor living through a retractable sliding glass wall, connecting the porch and primary living area for uninterrupted versatility. Additional amenities include a half bath, a guest room with ensuite bath, a walk-in laundry room, and a three-stop elevator. The second floor offers two further guest bedrooms, each with private ensuite baths, in addition to the expansive Primary Suite. The Primary Suite occupies much of the floor, featuring a spacious bedroom, an oversized bath with soaking tub and enclosed shower, a walk-in closet with custom vanity, and private access to a secondary laundry room.

The residence is crowned with a Tower Room that provides panoramic 360-degree views, ideal for relaxation. Residents can enjoy sunsets from the covered porch. The Preserve

at Grayton Beach is a private, gated community offering two pool areas, tennis and pickleball courts, a fitness facility, and a community room, all situated along Scenic Highway 30A. With deeded beach access and proximity to Seaside, Rosemary, and Grand Boulevard's shopping and dining, this community affords convenient access to the best of the 30A lifestyle.

Built in 2025

Essential Information

MLS® #	991534
Price	$2,950,000
Sold Price	$2,695,000
Date Sold	$2026-08-20
Bedrooms	4
Bathrooms	6.00
Full Baths	4
Half Baths	2
Square Footage	3,493
Acres	0.13
Year Built	2025
Type	Residential
Sub-Type	Detached Single Family
Style	Beach House
Status	Sold

Community Information

Address	80 Coleman Drive
Area	17 - 30A West
Subdivision	THE PRESERVE AT GRAYTON BEACH
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Utilities	Electric, Gas - Natural, Public Sewer, Public Water, TV Cable
Parking	Attached Carport

Interior

Interior Features	Bookcases, Vaulted Ceiling(s), Fireplace, Fireplace 2+, Kitchen Island, Recessed Lighting, Newly Painted, Owner's Closet, Pantry, Shelving, Walls Paneled, Walls Wainscoting, Wet Bar, Woodwork Painted, Elevator
Appliances	Dishwasher, Disposal, Dryer, Microwave, Range Hood, Washer, Gas Water Heater, Tankless Water Heater
Heating	Central, Gas - Natural
Cooling	Central Air, Ceiling Fan(s)
Fireplace	Yes
Fireplaces	EPA Qualified Fireplace, Fireplace Gas
# of Stories	3

Exterior

Exterior Features	Balcony, Outdoor Shower
Lot Description	Covenants, Interior Lot, Restrictions, Sidewalk, Survey Available, Within 1/2 Mile to Water
Windows	Window Treatments
Roof	Metal
Construction	Siding CmntFbrHrdBrd
Foundation	Foundation On Piling

School Information

Elementary	Dune Lakes
Middle	Emerald Coast
High	Freeport

Additional Information

Days on Website	300
Zoning	Resid Single Family

Listing Details

Listing Office	850 Properties - Santa Rosa Beach

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