$1,995,000 - 37 Winterberry Circle, Santa Rosa Beach

MLS® #995340

$1,995,000

3 Bedroom, 4.00 Bathroom, 2,100 sqft

Residential on 0.08 Acres

WATERCOLOR, Santa Rosa Beach, FL

A proven and very strong rental performer, 37 Winterberry Circle has consistently done exceedingly well while being meticulously maintained and thoughtfully improved over time. Tucked within WaterColor's desirable Crossings District, this home offers a quiet, central location just minutes from the Dragonfly Pool, Camp WaterColor, Publix, Seaside, and 30A. Surrounded by green space and parks on both sides, this coastal retreat blends privacy, convenience, and timeless design, creating a setting that feels both peaceful and connected to everything WaterColor has to offer. Recently renovated, the home showcases a bright, open floor plan designed for relaxed living and effortless entertaining. Updated interiors include refreshed bathrooms, an enhanced kitchen with new countertops and appliances, upgraded lighting, high-end ceiling fans, and carefully curated furnishings that elevate the home's polished coastal feel. A whole-home Sonos sound system with built-in speakers, newly installed televisions, and a new high-speed WiFi router and modem further enhance the living experience, while a new washer and dryer add everyday convenience.

The main level features spacious living, kitchen, and dining areas filled with natural light, complemented by crisp finishes and designer details. A full bath and a private office area with sliding French doors provide flexibility for guests or remote work. Upstairs,

the primary suite and two additional guest bedrooms each include private bathrooms, offering comfort and privacy for family and visitors alike.

A significant addition completed in 2022 expanded both the home's livability and outdoor enjoyment. Enhancements include a welcoming new entryway with a daybed and storage, first and second-floor screened porches designed for lounging and gathering, and an expanded side porch featuring an outdoor kitchen and grilling area. In total, the property offers more than 900 square feet of thoughtfully designed outdoor living space, a rare and meaningful extension of the home that allows life to flow seamlessly outdoors year-round.

All decking has been replaced with durable Ipe hardwood, known for its longevity and rich natural beauty, while updated landscaping, hardscaping, a redesigned patio, and a newly installed driveway further elevate the property's curb appeal. Recent mechanical upgrades provide peace of mind, including newly installed HVAC systems and a new tankless hot water system, enhancing efficiency, comfort, and long-term reliability. Additional improvements include an electric vehicle charging setup and a freshly repainted exterior that complements the home's coastal surroundings.

Outdoor living is a defining feature of the property, with multiple private spaces designed for both quiet relaxation and entertaining. A screened porch with daybed swings invites slow mornings and breezy evenings, while the home's position on a newer, quieter street provides added privacy and convenient guest parking away from busier seasonal traffic. With easy access to WaterColor's trail system, community pools, beach club amenities, and

nearby Seaside, this home offers an ideal balance of comfort, style, and location. Carefully maintained and consistently enjoyed by guests, it stands as a welcoming retreat designed for making lasting memories along 30A.

Built in 2006

Essential Information

MLS® #	995340
Price	$1,995,000
Sold Price	$1,925,000
Date Sold	$2026-06-11
Bedrooms	3
Bathrooms	4.00
Full Baths	4
Square Footage	2,100
Acres	0.08
Year Built	2006
Type	Residential
Sub-Type	Detached Single Family
Style	Florida Cottage
Status	Sold

Community Information

Address	37 Winterberry Circle
Area	18 - 30A East
Subdivision	WATERCOLOR
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Utilities	Gas - Propane, Public Sewer, Public Water
Parking	Golf Cart Garage

Interior

Interior Features	Vaulted Ceiling(s), Kitchen Island, Recessed Lighting, Owner's Closet
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Washer, Gas Water Heater, Tankless Water Heater
Heating	Central
Cooling	Central Air
# of Stories	2

Exterior

Exterior Features	Balcony, Outdoor Shower
Lot Description	Covenants, Interior Lot
Windows	Window Treatments
Roof	Metal
Construction	Wood Siding, Siding CmntFbrHrdBrd

School Information

Elementary	Bay
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	243
Zoning	Resid Single Family

Listing Details

Listing Office	Scenic Sotheby's International Realty

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