$2,650,000 - 44 Sextant Lane, Santa Rosa Beach

MLS® #995921

$2,650,000

4 Bedroom, 4.00 Bathroom, 2,789 sqft

Residential on 0.14 Acres

WATERSOUND WEST BEACH, Santa Rosa Beach, FL

Welcome to 44 Sextant Lane in Watersound West Beach, a thoughtfully designed coastal residence overlooking a serene wooded preserve. This spacious home features wood flooring throughout, Thermador appliances, and a large walk-in pantry & spacious laundry room that enhances both functionality and style. The open living areas extend to a large screened porch complete with a gas fireplace and built-in grill, ideal for outdoor enjoyment year-round.

The floor plan offers two primary suites (one on the main level), guest suite, upstairs secondary living area, and two sets of custom built-in bunk spaces providing flexible sleeping and gathering options. Additional highlights include a second-level balcony with sun deck, a two-car garage, and generous storage throughout This Regal Stephens built "Sandcastle Plan" features a incredible first floor primary suite (bedroom is 21 x 19) with spacious walk-in closet and french doors leading to the lovely screened porch overlooking the private preserve--no rear neighbors! The ensuite bath provides luxury with a oversized shower, freestanding tub, double vanities, water closet, and designer lighting.

Watersound West Beach is known for its private BEACH ACCESS via a scenic boardwalk through Deer Lake State Park, along with resort-style amenities including a heated/cooled community pool, parks, walking

trails, putting green, fitness center, bike parking at beach, and security-gated entrance. This home is just a short stroll or bike ride to the beach, making it a true 30A coastal lifestyle opportunity. The BEACH ACCESS is a private perpetual easement so no crowds and no Customary Use worries! Whether you're searching for a primary residence, second home, or investment property, this home, offered beautifully furnished and appointed, delivers space, style, and location in one of 30A's most desirable communities. Call today for a private showing.

Built in 2017

Essential Information

MLS® #	995921
Price	$2,650,000
Sold Price	$2,600,000
Date Sold	$2026-04-17
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,789
Acres	0.14
Year Built	2017
Type	Residential
Sub-Type	Detached Single Family
Style	Beach House
Status	Sold

Community Information

Address	44 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
Parking	Garage Door Opener
# of Garages	2

Interior

Interior Features	Breakfast Bar, Crown Molding, Kitchen Island, Owner's Closet, Pantry, Woodwork Painted
Appliances	Dishwasher, Disposal, Dryer, Microwave, Washer, Gas Water Heater, Tankless Water Heater
Heating	Central, Gas - Natural
Cooling	Ceiling Fan(s)
Fireplace	Yes
Fireplaces	EPA Qualified Fireplace
# of Stories	2

Exterior

Exterior Features	Outdoor Grill, Outdoor Shower
Lot Description	Covenants, Interior Lot, Level, Within 1/2 Mile to Water
Windows	Double Pane Windows, Window Treatments
Roof	Shingle
Construction	Frame, Trim Wood, Siding CmntFbrHrdBrd

School Information

Elementary	Dune Lakes
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	236
Zoning	Resid Single Family

Listing Details

Listing Office	The Premier Property Group Seacrest Office

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