

# Luxurious 30A Custom Home



WaterColor

603 E Royal Fern Way  
Santa Rosa Beach, FL 32459

**6 bedrooms, 6.5 bathrooms**  
**~4,082 square feet**

Nathan  
**Abbott**  
Team

RESORTQUEST  
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This custom-built WaterColor home offers 3,447 sq ft of coastal living with 4 bedrooms and 4.5 bathrooms in the main house. A drive through porte-cochère leads to the carriage house with 2 bedrooms, 2 bathrooms and 635 sq ft. The spacious oversized porch features beautiful Cumaru wood decking, tongue and groove wood ceilings, copper light fixtures and magnificent double mahogany doors. Stunning custom interior details include wide plank Ash wood floors, shiplap walls, custom molding and custom cabinetry throughout.

The first floor offers a free-flowing layout with a combination of transom-topped windows and French doors that bathe the living and dining area with an abundance of natural light. The main living area is anchored by custom built-in bookcases that showcase the gas masonry fireplace. Entertain in grand style with a dining area that comfortably seats 12 or more guests and is accompanied by a wet bar.



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## Spacious Coastal Interior

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Adding to this spacious area is the incredible gourmet kitchen, featuring Carrera Marble countertops, custom cabinets and an oversized island with breakfast bar. Luxurious appliances include Wolf Duel Fuel 48" double oven, gas range and hood, Sub Zero Towers for the refrigerator and freezer, Sharp microwave drawer and a Wolf Espresso maker.

The first floor also includes a spacious bedroom with an en-suite bath and walk-in closet, a half bath, and laundry room, for your convenience.



# Elegant Master Suite

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A custom pine stairway leads to the second floor, where there is an inviting space with custom barn doors leading into the media room. The master suite, two guest bedrooms and an in-home office are also located on this floor.

The spacious master suite features three sets of French doors that open to the private balcony overlooking the pool area. Sliding barn doors open to the master en-suite where there is plenty of space with double walk-in closets, built-in shelving and a sitting area in one closet. The bathroom boasts an elegant soaking tub, dual marble vanities and full tile and glass shower.

Both additional bedrooms feature en-suite baths, offering overnight guests their own private space.



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## Custom Carriage House

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Just off the back porch is a separate carriage house mother-in-law suite above the 2-car garage. The 2 bedroom and 2 bathroom suite, is accented with elegant details including shiplap walls, recessed lighting and tongue and groove ceilings. With a living room, kitchenette, and laundry room, this suite offers additional accommodations as well as privacy from the main house.

The kitchenette is well designed to be self-sufficient, with a marble top island, breakfast bar, sink and refrigerator. Inside the large 2-car garage there is plenty of space for a golf cart.





## Beautiful Outdoor Living Spaces

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Between the main home and carriage house is a beautiful Cumaru wood deck and pool area. A gunite pool and plenty of decking can handle all your entertainment needs. The outdoor shower is great to rinse off after a trip to the beach or a bike ride.

This elegant WaterColor home is surrounded by Point Washington State Park and just a short walk or bike ride to the beach. Centrally located amongst vast amounts of nature and all the local spots, you can truly start living the ultimate beach lifestyle today.

**To schedule a tour of this home, contact Tristan 'TJ' Martin**  
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