

\$8,875,000 - 16 S Barrett Square 3, Rosemary Beach

MLS® #929797

\$8,875,000

7 Bedroom, 8.00 Bathroom, 6,972 sqft

Residential on 0 Acres

ROSEMARY BEACH, Rosemary Beach, FL

Experience the most upscale residence in Rosemary Beach(r). Residence 3 at the Providence spans five levels from the ground floor entry, serviced by its private residential elevator, to the rooftop terrace. This Breathtaking 6,972 square foot residence boasts 5 large bedrooms with en suite baths, 2 bunk rooms that sleep 4, each with a full bath. The rooftop terrace spans 3,226 sq ft of outdoor entertaining and living space with gulf views east and west as far as you can see. The expertly designed floor plan of this residence allows your family and guests to spread out and enjoy the expansive, second-floor living area that features a huge kitchen, two separate living spaces, a dining room, wet bar and butler's pantry, not to mention the private pool with open fireplace and porch swing. As you enter the residence from the ground floor, you encounter 10' tall French doors, welcoming you into the pristine entry hall. Overhead is a beautiful and timeless chandelier and you are surrounded by gorgeous, white v-groove wood paneled walls and 8" wide plank, wire brushed European white oak flooring beneath your feet. You may choose to ascend to the next floor via the private residential elevator or the staircase with handmade iron railings.

Once on the 2nd floor, you are enveloped by a luxurious mix of white venetian plaster and v-groove wood paneled walls, accentuated by 12' ceilings and massive windows with floor-to



ceiling custom draperies. This level is where the family and friends can congregate. Two separate and distinct living rooms and a dining room with fireplace bookend the massive kitchen. The kitchen island alone is 18' long, featuring a gorgeous, waterfall Taj Mahal Quartzite countertop, two porcelain Shaw's farm sinks, two Cove dishwashers, a Wolf 24" microwave drawer and seating for seven. The kitchen cabinetry is custom made by Karpaty Cabinets in Atlanta, and the designer used their high-end cabinetry throughout the entire residence. Built into the cabinetry, a 36" SUB-ZERO over-under refrigerator and freezer perfectly serves the needs and design of the kitchen. The crown jewel of the chef's kitchen is arguably the 49" Wolf dual fuel range with 6 burners and infrared griddle, and two ovens measuring 18" and 30". The kitchen is further serviced by a butler's pantry behind the range that features additional shelving space, an additional porcelain Shaw's farm sink and Cove dishwasher. The butler's pantry is also plumbed for a second refrigerator and oven or other appliances if the new owner so desires. Opposite the butler's pantry and on the other side of the island, you will find a half bath with gorgeous marble counter and Karpaty cabinetry.

The dining room and living room on the far end of the 2nd floor are accompanied by a wet bar with beautiful dark painted Karpaty cabinetry, a hammered brass drop-in sink by Newport Brass with freshwater filtration system, a 15" SUB-ZERO ice maker, and a 24" SUB-ZERO beverage center. A porch that spans the width of the living room overlooks the vibrant South Barrett Square of Rosemary Beach. As you make your way back through the kitchen, you see the inviting and private pool and patio through the 10' tall windows. The pool deck is covered with Flagstone pavers and offers ample seating and lounging area on all sides

of the pool, as well as a fireplace for those cooler nights in the winter.

Ascending to the 3rd floor, you find a bunk room and accompanying bathroom, a large guest bedroom with en suite bath, a laundry room with 2 sets of 27" LG washer/dryer units, and the massive master bedroom suite. The bunk room provides 4 twin bunk beds and a corner nook for reading, playing video games or watching movies. The guest bedroom around the corner is large with a king bed, a small, corner space for a desk and porch access.

The master bedroom suite is luxury at its finest. Boasting two master baths and closets, as well as a porch spanning the length of the bedroom, you will not want to leave this oasis. Carrara marble tile is found in both baths from floor to ceiling. The beautifully stunning Karpaty cabinets in each bath are unique and elegant, offering plenty of space to spread out. The dual walk-in closets provide ample space for full-time living or the week-long dream beach vacation.

The 4th floor is where you find 3 additional guest bedrooms with walk-in closets and en suite baths, a large den for relaxing and watching television, as well as the second bunk room with 4 twin bunk beds. From this floor, you can access the rooftop terrace by riding the elevator or ascending the spiral staircase off the den. Once you reach the rooftop, you will understand the concept of "elevated living" in Rosemary Beach. With its own half bath, mini-wet bar with sink, massive space for seating and congregating, and expansive views of the Gulf from east to west, you will spend countless hours watching sunrises and sunsets from the rooftop while entertaining friends and guests

Built in 2020

Essential Information

MLS® #	929797
Price	\$8,875,000
Sold Price	\$8,500,000
Bedrooms	7
Bathrooms	8.00
Full Baths	7
Half Baths	1
Square Footage	6,972
Acres	0.00
Year Built	2020
Type	Residential
Sub-Type	Condominium
Style	N/A
Status	Sold

Community Information

Address	16 S Barrett Square 3
Area	18 - 30A East
Subdivision	ROSEMARY BEACH
City	Rosemary Beach
County	Walton
State	FL
Zip Code	32461

Amenities

Amenities	Beach, Pool, Tennis, Waterfront
Utilities	Electric, Public Sewer, Public Water
Parking Spaces	1
Parking	Covered, Garage
# of Garages	1
Has Pool	Yes
Pool	Private

Interior

Interior Features	Elevator, Fireplace 2+, Floor Hardwood, Furnished - All
Appliances	Dishwasher, Disposal, Dryer, Ice Machine, Microwave, Range Hood,

	Refrigerator, Stove/Oven Gas, Washer
Heating	Heat Pump Wtr Air 2+
Cooling	AC - Central Elect
Fireplace	Yes
Fireplaces	Fireplace 2+

Exterior

Exterior	Block, Concrete, Steel, Stucco
Exterior Features	Fireplace
Roof	Block
Construction	Steel

School Information

Elementary	Bay
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	276
Date Sold	2023-11-03
HOA Fees	2329.78
HOA Fees Freq.	Quarterly

Listing Details

Listing Office	Engel & Volkers 30A Beaches
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