

\$3,250,000 - 74 Town Hall Rd 2c, ROSEMARY BEACH

MLS® #930811

\$3,250,000

2 Bedroom, 3.00 Bathroom, 1,680 sqft
Residential on 0 Acres

ROSEMARY BEACH, ROSEMARY BEACH, FL

This Rosemary Beach luxury condo, with a view of the Gulf, sleeps six. It is located in the heart of Rosemary Beach and south of 30-a, adjacent to Town Hall. The Orleans is newer built and has a coastal modern design. Unit 2C has a large wraparound balcony that faces south and offers a view of the gulf. This professionally designed residence has 2 King bedrooms, each with private baths. Two twin bunks in a hallway alcove have access to a third full bath. The Orleans is a fusion of style and luxury, and is convenient to boardwalk G or H. Cappoli Interiors of Palm Springs blended a traditional coastal design with modern lines. The lobby's crisp, white walls serve as a canvas showcasing Trowbridge prints accented by wrought iron and wood details. Open spaces and sleek stainless-steel appliances play well with a mix of modern lights and classic crown molding. Luxury fixtures and furnishings throughout blend to create the feel of a luxury suite. One parking space in an enclosed garage is provided. Brand Features include Wolf range, Wolf hood, Wolf microwave, Sub-Zero refrigerator, Asko dishwasher, Blanco Quatrus sink, custom cabinetry and molding throughout, Waxed Calcutta marble tile in entry ways, limestone and ceramic tile, Caesar stone countertops throughout, PID high-performance hardwood floors, Waterworks plumbing fixtures and hardware, Dornbracht kitchen faucets, Kohler bathroom sinks and tubs, ToTo Toilets, Trustily cabinetry with Emtek hardware, and Visual



Comfort Lighting. Experience a cosmopolitan lifestyle that is just a short walk to the outstanding beaches of Rosemary Beach on 30-A!

Built in 2017

Essential Information

MLS® #	930811
Price	\$3,250,000
Bedrooms	2
Bathrooms	3.00
Full Baths	3
Square Footage	1,680
Acres	0.00
Year Built	2017
Type	Residential
Sub-Type	Condominiums
Style	N/A
Status	Active

Community Information

Address	74 Town Hall Rd 2c
Area	30A East
Subdivision	ROSEMARY BEACH
City	ROSEMARY BEACH
County	WALTON
State	FL
Zip Code	32461

Amenities

Amenities	Beach, Deed Access, Dumpster, Elevators, Exercise Room, Pets Allowed, Picnic Area, Pool, Short Term Rental - Allowed, Tennis, TV Cable Available, Waterfront
Utilities	Electric Available, Gas - Natural, Public Sewer Available, Public Water Available, TV Cable Available
Parking Spaces	1
Parking	Garage
# of Garages	1

Has Pool	Yes
Pool	Community

Interior

Interior Features	Breakfast Bar, Ceiling Crwn Molding, Ceiling Tray/Cofferd, Elevator, Floor Hardwood, Floor Marble, Floor Tile, Furnished - All, Hallway Bunk Beds, Kitchen Island, Owner's Closet, Pantry, Washer/Dryer Hookup, Window Treatment All, Woodwork Painted
Appliances	Cooktop, Dishwasher, Fire Alarm/Sprinkler, Microwave, Oven:Self Cleaning, Range Hood, Refrigerator W/Ice Maker, Security System, Smoke Detector, Stove/Oven Gas, Washer
Heating	Heat: Central Electric
Cooling	A/C: Central Electric, Ceiling Fans

Exterior

Exterior	Concrete, Siding Stucco, Trim Wood
Exterior Features	Balcony, Deck Covered
Windows	Double Paned Windows, Storm Windows

School Information

Elementary	Dune Lakes
Middle	EMERALD COAST
High	SOUTH WALTON

Additional Information

Days on Website	269
HOA Fees	5449.00
HOA Fees Freq.	Quarterly

Listing Details

Listing Office	Scenic Sotheby's International Realty
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