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

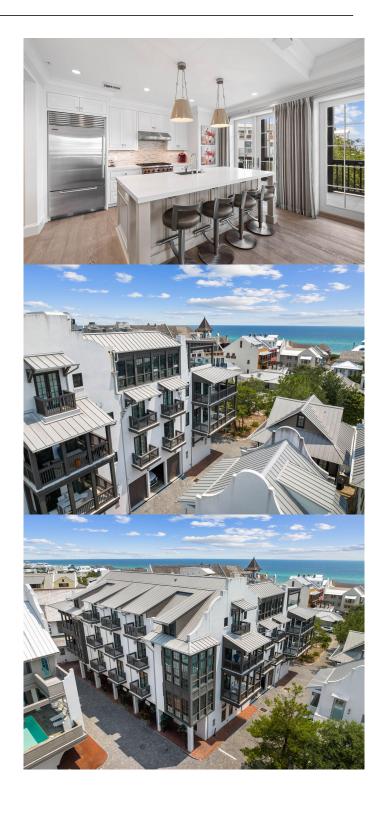
MLS® #930811

\$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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