

\$4,795,000 - 122 W Kingston Rd, ROSEMARY BEACH

MLS® #941699

\$4,795,000

7 Bedroom, 7.00 Bathroom, 4,584 sqft
Residential on 0 Acres

ROSEMARY BEACH, ROSEMARY BEACH, FL

Set behind solid wood gates and backing onto green space, this Colonial-style home is brimming with bespoke architectural features and enjoys the ultimate privacy. Designed by Charrette Design Group, it comes with a separate detached guest cottage for visitors or staff. Parking for up to six cars makes it attractive to investors looking for a premier vacation home satisfying multiple rental profiles. However, you might decide to keep the updated main house for yourself and just rent out the guest house, or vice versa. Everything about this home is exceptional, from the refinished mahogany doors to the updated furnishings and carefully curated artwork. Gleaming with new light fixtures and fresh paint inside and out, the entire home includes Sonos surround sound. Enjoy your favorite playlist whether you're cooking up a feast or relaxing by the black-bottom pool. The grand foyer leads into a huge open living space with a beamed ceiling adding character to this state-of-the-art home. A center island and a separate breakfast bar create a practical space for socializing, entertaining and food prep. Antique French limestone flooring transitions into wood as you move into the cozy sitting room with Isokern fireplace and custom mantel. Darkwood features provide a sense of history and continuity in the formal dining room with its medieval-style candelabra suspended from the timber-clad ceiling. Seven gorgeous bedrooms include a master suite in its own wing. It includes a bright sitting area



and a private balcony. The separate guest house has its own full kitchen, laundry and well-appointed living space. A spiral staircase leads up to the second-floor bedroom and bunk room. The porch affords quiet space for reading and relaxing. Outdoor living is a must in the beautiful enclosed courtyard with an L-shaped pool, water feature and gas/woodburning fireplace. The wraparound porch provides a delightful space for dining and entertaining in all seasons. Located in Rosemary Beach, this superior residence is within easy reach of upscale dining, boutique shopping and the renowned white sandy beach.

Built in 2004

Essential Information

MLS® #	941699
Price	\$4,795,000
Bedrooms	7
Bathrooms	7.00
Full Baths	5
Half Baths	2
Square Footage	4,584
Acres	0.22
Year Built	2004
Type	Residential
Sub-Type	Detached Single Family
Style	Beach House
Status	Active

Community Information

Address	122 W Kingston Rd
Area	30A East
Subdivision	ROSEMARY BEACH
City	ROSEMARY BEACH
County	WALTON
State	FL

Zip Code 32461

Amenities

Amenities Beach, Deed Access, Exercise Room, Pavillion/Gazebo, Playground, Pool, Sauna/Steam Room, TV Cable Available, Tennis, Waterfront, Pets Allowed, Short Term Rental - Allowed

Utilities Electric Available, Gas - Natural, Public Sewer Available, Public Water Available, TV Cable Available

Parking Carport

Has Pool Yes

Pool Pool - In-Ground, Private, Community

Interior

Interior Features Breakfast Bar, Furnished - All, Kitchen Island, Washer/Dryer Hookup, Ceiling Beamed, Ceiling Raised, Fireplace Gas, Floor Hardwood, Floor Tile, Guest Quarters, Lighting Recessed, Owner's Closet, Split Bedroom, Window Treatment All

Appliances Dishwasher, Microwave, Smoke Detector, Disposal, Dryer, Oven Double, Range Hood, Refrigerator W/Ice Maker, Stove/Oven Gas, Washer, Wine Refrigerator

Heating Heat: Central Electric

Cooling A/C: Two Or More, Ceiling Fans, A/C: High Efficiency

Fireplace Yes

Fireplaces Fireplace Gas

of Stories 2

Exterior

Exterior Roof Metal, Block, Concrete, Siding Stucco, Siding Wood

Exterior Features Balcony, Pool - In-Ground, Fenced Lot-All, Guest Quarters, Hurricane Shutters, Lawn Pump, Patio Open, Porch Covered, Shower, Sprinkler System, Fireplace

Lot Description Within 1/2 Mile Of Water, Sidewalk

Roof Roof Metal, Block

School Information

Elementary Dune Lakes

Middle EMERALD COAST

High SOUTH WALTON

Additional Information

Days on Website 93

Zoning	Residential Single Family
HOA Fees	1405.00
HOA Fees Freq.	Quarterly

Listing Details

Listing Office	Scenic Sotheby's International Realty
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