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

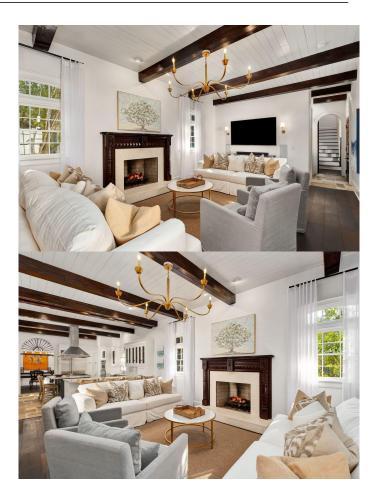
MLS® #941699

#### \$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 quest 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 favoriteplaylist 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
Туре	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 DescriptionWithin 1/2 Mile Of Water, SidewalkRoofRoof 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

DISCLAIMER: Information Deemed Reliable but not guaranteed. The information being provided is for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing.All listings are provided courtesy of the Emerald Coast Association of Realtors, Copyright2024, All rights reserved.