

# **\$4,695,000 - 32 Kingston Rd, ROSEMARY BEACH**

MLS® #944227

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**\$4,695,000**

4 Bedroom, 6.00 Bathroom, 3,741 sqft  
Residential on 0 Acres

ROSEMARY BEACH, ROSEMARY BEACH, FL

Embrace the luxurious Rosemary Beach lifestyle at this exquisite 4 bedroom plus bunk, 5.5 bath residence completed in 2017 giving it the distinction as one of the newer-built homes in this coveted community. Expertly crafted with meticulous attention to detail, this courtyard-style masterpiece seamlessly blends captivating architecture with unparalleled construction. The courtyard oasis features a heated pool and an outdoor lounge area complete with a summer kitchen. Designed for seamless indoor-outdoor living, this enchanting space can be accessed from three points--the great room, the kitchen, and the primary suite--ensuring effortless enjoyment and relaxation. Upon crossing the threshold through the grand mahogany door, you are greeted by a sophisticated ambiance accentuated by polished concrete flooring, which extends gracefully throughout the lower level, shiplap walls, and coffered ceilings. The open-concept design effortlessly transitions from the inviting great room to the elegant dining area and the chef-inspired gourmet kitchen. Adorned with Carrera Marble countertops, bespoke cabinetry, and top-of-the-line Thermador appliances including a double oven with six-burner gas grill and griddle this kitchen is a culinary dream. Adjacent to the kitchen, a spacious laundry room, an additional bedroom with an ensuite bath, and the magnificent primary suite await. Boasting a vaulted ceiling, this serene owner's space exudes opulence, while the master



ensuite indulges with double vanities, a separate tub, and a generously sized shower. A custom walk-in closet adds a final touch of luxury. Ascending the staircase, wire-brushed oak flooring guides you to the second level, where two more bedrooms with ensuite baths, a custom-built bunk room with barn doors, and a cozy media area await. Throughout the home, Carrera Marble countertops and exquisite tile work adorn each bathroom, adding to the lavish ambiance.

Considered one of America's most romantic towns, Rosemary Beach is an idyllic beach town located along Scenic Highway 30A designed to reunite the concepts of community and connectivity in a quaint town setting. With its brick-lined streets, outstanding on-site amenities and picturesque town center with varied shops and locally owned cafes, locals and guests alike delight in this captivating community. Don't miss your opportunity to own this unparalleled masterpiece a true testament to coastal living at its finest!

Built in 2017

**Essential Information**

MLS® #	944227
Price	\$4,695,000
Bedrooms	4
Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	3,741
Acres	0.14
Year Built	2017
Type	Residential
Sub-Type	Detached Single Family
Style	Beach House
Status	Active

**Community Information**

Address	32 Kingston Rd
Area	30A East
Subdivision	ROSEMARY BEACH
City	ROSEMARY BEACH
County	WALTON
State	FL
Zip Code	32461

### **Amenities**

Amenities	Beach, Exercise Room, Pets Allowed, Pool, Short Term Rental - Allowed, Tennis, Deed Access
Utilities	Electric Available, Public Sewer Available, Public Water Available, Gas - Natural
Has Pool	Yes
Pool	Pool - Heated, Pool - In-Ground, Private, Community

### **Interior**

Interior Features	Breakfast Bar, Ceiling Tray/Cofferd, Floor Hardwood, Floor Tile, Furnished - All, Kitchen Island, Lighting Recessed, Plantation Shutters, Window Treatment All, Ceiling Vaulted
Appliances	Dishwasher, Disposal, Dryer, Microwave, Refrigerator, Smoke Detector, Washer, Cooktop, Freezer, Oven Double, Range Hood, Stove/Oven Gas
Heating	Heat: Central Electric
Cooling	A/C: Central Electric, Ceiling Fans
# of Stories	2

### **Exterior**

Exterior	Roof Metal, Siding Stucco
Exterior Features	Balcony, Pool - Heated, Pool - In-Ground, BBQ Pit/Grill, Deck Open, Fenced Lot-Part, Porch Open, Shower, Summer Kitchen
Lot Description	Covenants, Within 1/2 Mile Of Water
Roof	Roof Metal

### **School Information**

Elementary	Dune Lakes
Middle	EMERALD COAST
High	SOUTH WALTON

### **Additional Information**

Days on Website	64
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Zoning	Residential Single Family
HOA Fees	1415.00
HOA Fees Freq.	Quarterly

**Listing Details**

Listing Office	Berkshire Hathaway HomeServices
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