

\$4,303,000 - 122 W Kingston Road, Rosemary Beach

MLS® #971950

\$4,303,000

7 Bedroom, 7.00 Bathroom, 4,584 sqft

Detached Single Family on 0.22 Acres

ROSEMARY BEACH, Rosemary Beach, FL

Tucked behind solid wood gates and backing onto lush green space, this stately estate home in Rosemary Beach offers a rare combination of privacy, sophistication and spacious living. Designed by Charrette Design Group, the residence is a masterpiece of architectural craftsmanship, featuring a main home with beautifully curated interiors and a separate three-story guest house that provides ample accommodations for extended family, guests or rental opportunities. The expansive property is one of the largest and most private in Rosemary Beach, with an enclosed courtyard that serves as the heart of the home, seamlessly connecting multiple entertainment spaces and providing direct views of the pool from nearly every room. Refined details elevate the interiors, from the grand foyer with soaring ceilings to the antique French limestone flooring that transitions into rich hardwoods. The open living area, framed by exposed beams, features an Isokern fireplace with a custom mantel, offering a warm and inviting atmosphere. A state-of-the-art kitchen is designed for both casual gatherings and gourmet meals, complete with a center island, breakfast bar and top-tier appliances. The formal dining room exudes historic charm, with dark wood accents and a medieval-style chandelier enhancing the character of the space. The primary suite, located in its own wing, serves as a private sanctuary with a sunlit sitting area, an elegant ensuite bath and a secluded balcony. The guest house mirrors



the thoughtful design of the main home, featuring its own full kitchen, living space, laundry and a second-floor bedroom and bunk room accessed by a spiral staircase. Outside, the serene courtyard offers a stunning backdrop for entertaining, featuring an L-shaped black-bottom pool, a tranquil water feature and a gas/wood-burning fireplace. A wraparound porch provides an inviting space for al fresco dining and relaxation year-round. Located in the highly sought-after Rosemary Beach community, this home offers access to a private beach, multiple pools, a fitness center and a vibrant town center filled with upscale shopping and fine dining. Whether as a primary residence, a second home or an investment opportunity, this exceptional property captures the essence of luxury coastal living.

Built in 2004

Essential Information

MLS® #	971950
Sold Price	\$4,303,000
List Price	\$4,495,000
Bedrooms	7
Bathrooms	7.00
Full Baths	5
Half Baths	2
Square Footage	4,584
Acres	0.22
Year Built	2004
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Sold

Community Information

Address	122 W Kingston Road
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Area	18 - 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, Tennis, Waterfront, Pets Allowed, Short Term Rental - Allowed
Utilities	Electric, Gas - Natural, Public Sewer, Public Water, TV Cable
Parking	Carport
Has Pool	Yes
Pool	In Ground

Interior

Interior Features	Breakfast Bar, Beamed Ceilings, Vaulted Ceiling(s), In-Law Floorplan, Kitchen Island, Recessed Lighting, Owner's Closet, Split Bedroom, Washer/Dryer Hookup
Appliances	Dishwasher, Disposal, Dryer, Microwave, Double Oven, Range Hood, Washer, Electric Water Heater
Heating	Central, Gas - Natural
Cooling	Ceiling Fan(s)
Fireplace	Yes
Fireplaces	EPA Qualified Fireplace, Fireplace Gas
# of Stories	2

Exterior

Exterior Features	Balcony, Hurricane Shutters, Lawn Pump, Outdoor Shower, Sprinkler System
Lot Description	Sidewalk, Within 1/2 Mile to Water
Windows	Window Treatments
Roof	Metal
Construction	Block, Concrete, Stucco, Wood Siding

School Information

Elementary	Dune Lakes
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	558
Zoning	Resid Single Family
HOA Fees	1529
HOA Fees Freq.	Quarterly

Listing Details

Listing Office	Scenic Sotheby's International Realty
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