

\$3,125,000 - 182 E Kingston Rd, Inlet Beach

MLS® #966957

\$3,125,000

4 Bedroom, 4.00 Bathroom, 2,214 sqft

Detached Single Family on 0.09 Acres

ROSEMARY BEACH, Inlet Beach, FL

Excellent Investment Opportunity! Solid rental History of \$200k-\$235k/year. Seller Financing & continued management at 10% an option. This home was designed to capture the essence of coastal living. The open floor plan flows effortlessly from the living area to the covered porch and courtyard, where a Private Pool enhances the indoor-outdoor connection. The courtyard creates a serene, private retreat, perfect for relaxation, entertaining, or dining al fresco.

Ideally situated in the quieter, less-traveled area of Rosemary Beach, this home offers an ideal balance of privacy and convenience. Just two blocks from the Fitness Center, Sky Pool (indoor), Owners Club, and Racquet Club, you can easily walk the boardwalk to beach access. Enjoy world-class amenities right at your doorstep. The architectural design of this home draws inspiration from the timeless styles of the West Indies and New Orleans, blending elegance with Southern charm. The exterior showcases a combination of wood siding and stucco masonry, offering a perfect balance of warmth and sophistication.

Cantilevered porches and French doors accentuate the balconies, enhancing the home's coastal allure.

Inside, the home features 12-foot ceilings that create a spacious and airy atmosphere. Coastal hardwood flooring throughout, perfectly complementing the natural light from the large-scale windows. A striking wrought iron railing stairwell gracefully leads to the



upper levels. The living room is centered around a cozy fireplace, offering a warm and inviting space for relaxation. The property also offers the potential to add a carriage house with a two-car garage. This home is offered fully furnished, with an established rental history and 240K pre-bookings secured for 2025.

Built in 2005

Essential Information

MLS® #	966957
Sold Price	\$3,125,000
List Price	\$3,125,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,214
Acres	0.09
Year Built	2005
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Sold

Community Information

Address	182 E Kingston Rd
Area	18 - 30A East
Subdivision	ROSEMARY BEACH
City	Inlet Beach
County	Walton
State	FL
Zip Code	32461

Amenities

Amenities	Beach, Community Room, Deed Access, Exercise Room, Handicap Provisions, Pavillion/Gazebo, Picnic Area, Pool, TV Cable, Waterfront,
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	Short Term Rental - Allowed
Utilities	Electric, Gas - Natural, Public Sewer, Public Water, TV Cable
Has Pool	Yes
Pool	Heated, In Ground

Interior

Interior Features	Breakfast Bar, Recessed Lighting, Owner's Closet
Appliances	Dishwasher, Disposal, Dryer, Microwave, Washer
Heating	Gas - Natural
Cooling	Ceiling Fan(s)
Fireplace	Yes
Fireplaces	Fireplace Gas
# of Stories	3

Exterior

Exterior Features	Balcony, Outdoor Shower, Sprinkler System
Windows	Window Treatments
Construction	Stucco, Wood Siding

School Information

Elementary	Dune Lakes
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	598
Zoning	Resid Single Family
HOA Fees	1395
HOA Fees Freq.	Quarterly

Listing Details

Listing Office	The Premier Property Group
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