

\$6,500,000 - 194 W Kingston Road, Rosemary Beach

MLS® #990156

\$6,500,000

5 Bedroom, 9.00 Bathroom, 5,708 sqft

Detached Single Family on 0.25 Acres

ROSEMARY BEACH, Rosemary Beach, FL

Welcome to 194 West Kingston Drive, the celebrated 2012 Coastal Living Magazine Ultimate Beach House. Designed by Lew Oliver, built by Stan Banecki, and elevated by renowned interior designer Jonathan Savage, this home blends timeless architecture, Venetian plaster walls, shiplap ceilings, and thoughtful upgrades into a one-of-a-kind residence. Situated on one of Rosemary Beach's largest and most private lots, the property offers a rare combination of scale, privacy, and design pedigree. Built with families in mind, the home was designed so that three or four different age groups can comfortably gather while still having their own retreat. From expansive living spaces to intimate enclaves, every detail of the layout encourages connection while offering privacy, relaxation, and luxury.

Stepping through a 12-foot entryway, the main level features the primary suite with en-suite bath, two additional guest quarters with their own en-suite baths, and a bunk room that sleeps four. Multiple living areas, a home office, and a powder room ensure plenty of space for daily living and entertaining.

The second level offers an additional guest suite with en-suite bath, a second bunk room accommodating six with its own bath, a powder room, and a second laundry. The showstopper of this floor is the in-home theater, complete with a wet bar and dual



Uline refrigerator drawers, as well as another flexible living area perfect for gathering or retreat.

The property extends beyond the main home with a climate-controlled two-car garage that includes a convenient powder room for pool use. Above the garage, the carriage house provides even more living flexibility with a full bathroom, wet bar, and two hideaway bunks.

At the heart of the home lies an expansive private courtyard featuring a stunning 50-foot heated pool and a fully outfitted summer kitchen with a 70-inch Thermador refrigerator/freezer, Lynx 75-inch grill, and Lynx ice maker. Indoors, the chef's kitchen continues the theme of luxury with Thermador Professional appliances, including a six-burner range with griddle and a scullery and expansive pantry.

Every element of 194 West Kingston has been curated for comfort, connection, and sophistication offering coastal living at its most luxurious.

Built in 2012

Essential Information

MLS® #	990156
Sold Price	\$6,500,000
List Price	\$6,500,000
Bedrooms	5
Bathrooms	9.00
Full Baths	6
Half Baths	3
Square Footage	5,708
Acres	0.25
Year Built	2012
Type	Detached Single Family

Sub-Type	Detached Single Family
Style	Beach House
Status	Sold

Community Information

Address	194 W Kingston Road
Area	18 - 30A East
Subdivision	ROSEMARY BEACH
City	Rosemary Beach
County	Walton
State	FL
Zip Code	32461

Amenities

Amenities	Beach, Deed Access, Exercise Room, Playground, Pool, TV Cable, Tennis, Waterfront, Pets Allowed
Utilities	Electric, Gas - Natural, Public Sewer, Public Water
Parking	Garage Door Opener, Garage Detached
# of Garages	2
Has Pool	Yes
Pool	In Ground

Interior

Interior Features	Breakfast Bar, Crown Molding, Washer/Dryer Hookup, Wet Bar
Appliances	Dishwasher, Disposal, Freezer, Refrigerator
Heating	Gas - Natural
Cooling	Central Air
Fireplace	Yes
Fireplaces	EPA Qualified Fireplace, Fireplace Gas
# of Stories	2

Exterior

Exterior Features	Outdoor Shower, Outdoor Kitchen
Lot Description	Corner Lot
Windows	Double Pane Windows
Roof	Shake
Construction	Block, Concrete, Stucco, Trim Wood

School Information

Elementary	Dune Lakes
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	347
Zoning	Resid Single Family
HOA Fees	1554
HOA Fees Freq.	Quarterly

Listing Details

Listing Office	Scenic Sotheby's International Realty
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