

# \$8,625,000 - 262 Rosemary Avenue, Rosemary Beach

MLS® #919803

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## \$8,625,000

5 Bedroom, 7.00 Bathroom, 4,345 sqft

Detached Single Family on 0.12 Acres

ROSEMARY BEACH, Rosemary Beach, FL

Coastal elegance and modern luxury find their influence throughout this 4,345 sq.ft. exceptionally appointed home in idyllic Rosemary Beach. This private retreat sits on a large 5,300 sq.ft. lot and is characterized by effortless coastal style exceptionally designed by Eric Watson. Curated selections from Tracery Interiors create a unique continuity throughout the home which showcases a mix of natural stone and hardwood floorings, Venetian plaster and pecky cypress walls, exposed beam ceilings, and modern luxe elements in both the Gulf view kitchen and renovated outdoor spaces. The front elevation of the home is anchored by a stone cast entry wall covered with lush greenery creating an inviting welcome to the space. Upon entering the home you enjoy a surprising mix of modern and traditional materials enjoyed throughout the home. Two private Guest Suites sit on opposite wings of the first level and offer direct access to the stunning and spacious courtyard. Though this home is sophisticated, there is plenty of space for kids to enjoy, starting with the first-floor lounge and media room with built-in wet bar. Step through the double French doors of the lounge room and you are welcomed into a private resort-inspired courtyard oasis. The centerpiece of which is the sparkling salt-water pool with sun shelf and relaxing water feature, which is flanked by Dominican shell stone and limestone pavers with abundant outdoor seating, lush tropical greenery, and a fully



outfitted summer kitchen. An outdoor chef's dream, the summer kitchen features a Lynx grill, an ice maker and refrigerator, marble countertops, and warming over. This outdoor space is the perfect place to land after a day spent enjoying the emerald waters of the Gulf of Mexico that is just steps from your backdoor. Once back inside the home, take the full-sized elevator to the gourmet kitchen on the third floor. This professional kitchen provides timeless conveniences with modern style, fully adorned with a built-in six-burner Wolf range, double Thermador ovens, a new Wolf refrigerator, a new Bosch dishwasher, and stunning marble countertops. The abundant open living space beyond the kitchen, anchored by a custom tufted banquette looking out over the Gulf, invites family and friends alike to gather under the vaulted, beamed ceilings while cozying up to the limestone fireplace, or enjoying a sunset cocktail out on the oversized balcony.

The beauty of this home extends outside as guests are invited to take in the stunning Gulf views from virtually any space on this level, and four separate covered balconies, all with Ipe decking, allow one to enjoy the late afternoon breeze drifting in off the emerald Gulf waters. The second-level Master Suite is adorned with luxurious fabrics, Venetian plaster walls, a limestone fireplace, and a lavish en-suite bath with double rainfall shower and BainUltra hydro-therapy free-standing tub. A secondary kid's space is also found on the second level featuring a picturesque bunk room complete with separate media room and "gamer's" paradise; in fact, each space in the home can be controlled via the state-of-the-art Savant electronics system.

The attention to detail and modern design elements continues from the Main Home across the courtyard into the Carriage Home,

highlighted by natural hardwood flooring, modern coastal cabinetry, and private bedrooms. Guests of the Carriage Home can enjoy coffee each morning with a Gulf view. Located directly on beach Boardwalk A, this home's position takes advantage of incredible privacy, and grand vistas of beautiful sunrises and sunsets, offering the ideal family beach retreat.

Over \$500,000 in annual rental revenue make this property a prime investment opportunity. The combination of natural and modern elements, paired with unparalleled Gulf views, creates a unique, luxurious ambiance found in no other Rosemary Beach real estate offering. 262 Rosemary Avenue epitomizes 30A luxury living and offers a truly unprecedented lifestyle with close proximity to the beach and all of the world-class shopping dining and entertainment that South Walton has to offer.

Built in 2002

**Essential Information**

MLS® #	919803
Sold Price	\$8,625,000
List Price	\$8,625,000
Bedrooms	5
Bathrooms	7.00
Full Baths	6
Half Baths	1
Square Footage	4,345
Acres	0.12
Year Built	2002
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Sold

**Community Information**

Address	262 Rosemary Avenue
Area	18 - 30A East
Subdivision	ROSEMARY BEACH
City	Rosemary Beach
County	Walton
State	FL
Zip Code	32461

### **Amenities**

Amenities	Beach, Deed Access, Exercise Room, Fishing, Pets Allowed, Picnic Area, Playground, Pool, Tennis, TV Cable, Waterfront
Utilities	Electric, Gas - Natural, Public Sewer, Public Water, TV Cable
Parking Spaces	2
Parking	Garage, Garage Attached
# of Garages	2
Has Pool	Yes
Pool	Pool - Heated, Pool - In-Ground, Private

### **Interior**

Interior Features	Built-In Bookcases, Ceiling Beamed, Ceiling Raised, Ceiling Vaulted, Elevator, Fireplace, Fireplace 2+, Fireplace Gas, Floor Hardwood, Furnished - All, Guest Quarters, Kitchen Island, Lighting Recessed, Owner's Closet, Pantry, Renovated, Washer/Dryer Hookup, Wet Bar, Window Treatment All, Woodwork Painted
Appliances	Auto Garage Door Opn, Dishwasher, Disposal, Dryer, Freezer, Ice Machine, Microwave, Oven Double, Refrigerator W/IceMk, Smoke Detector, Stove/Oven Gas, Washer
Cooling	AC - 2 or More, AC - High Efficiency, Ceiling Fans, Water Heater - Two +
Fireplace	Yes
Fireplaces	Fireplace, Fireplace 2+, Fireplace Gas
# of Stories	3

### **Exterior**

Exterior	Block, Concrete, Frame, Roof Metal, Trim Wood
Exterior Features	Balcony, BBQ Pit/Grill, Fenced Privacy, Guest Quarters, Patio Open, Pool - Heated, Pool - In-Ground, Porch, Rain Gutter, Renovated, Shower, Summer Kitchen
Lot Description	Corner, Covenants, Irregular, Restrictions, Within 1/2 Mile to Water
Roof	Block, Roof Metal
Construction	Frame

**School Information**

Elementary	Dune Lakes
Middle	Bay
High	South Walton

**Additional Information**

Days on Website	403
Zoning	Resid Single Family
HOA Fees	1405.00
HOA Fees Freq.	Quarterly

**Listing Details**

Listing Office	Rosemary Beach Realty LLC
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Listing information last updated on May 3rd, 2024 at 4:33am CDT