

\$7,400,000 - 30 Atwoods Court, Rosemary Beach

MLS® #977192

\$7,400,000

4 Bedroom, 4.00 Bathroom, 2,356 sqft

Detached Single Family on 0.05 Acres

ROSEMARY BEACH, Rosemary Beach, FL

This Gulf-front home in Rosemary Beach is the epitome of graceful coastal living. In 2022, this beautiful home was totally renovated and enjoyed an addition of a carriage house designed by famed interior designer Ashley Gilbreath as featured in Florida Design magazine. The main home boasts 3 ensuite bedrooms with 2 bunks on the first floor and 3 bunks in the loft overlooking the Gulf of Mexico. The primary retreat has Gulf views from the comfort of your bed. Gulf-Front Grace in Rosemary Beach

Curated by Ashley Gilbreath • Crafted by Hufham Farris



Perfectly positioned on the Gulf and exquisitely reimaged, this Rosemary Beach residence is the result of a full-scale renovation that blends timeless design with modern livability. Behind the classic facade lies a completely reworked interior thoughtfully expanded and curated to capture the sights, sounds, and soul of the sea.

The main home unfolds across three beautifully appointed levels. On the first floor, a serene primary suite offers Gulf views from the comfort of your bed, joined by a guest suite, a secondary living/lounge area, oversized laundry, and two built-in hallway bunks ideal for guests of all ages.

The second level is the true centerpiece: a vaulted, sun-washed living space with kitchen

and dining seamlessly integrated under soaring ceilings. Custom bi-fold doors erase the boundary between indoors and out, opening wide to the water and allowing the rhythm of the waves and glow of the sunsets to become part of everyday life. A guest suite and full bath complete this level.

The third floor features a versatile loft with three built-in twin beds a playful retreat or a perfect home office with a view.

Every detail throughout the home has been carefully considered. Interiors by Ashley Gilbreath reflect a refined coastal sensibility: hand-selected antiques paired with clean modern lines, custom cabinetry, marble countertops, and white oak floors. The result is effortlessly elegant, yet entirely welcoming. As featured in Florida Design Magazine, the home's palette and textures were inspired by the landscape itself creating a calm, collected aesthetic that's as functional as it is beautiful.

A newly constructed carriage house adds 484 square feet of private living space with a separate bedroom, full kitchen, bath, laundry, and a Juliet balcony that captures its own slice of Gulf view.

Outside, the open-air parking court offers the option to enclose for a private garage.

Rarely found, this Gulf-front property is a one-of-a-kind retreat designed for effortless gatherings, quiet moments, and everything in between.

Built in 2000

Essential Information

MLS® #	977192
Sold Price	\$7,400,000

List Price	\$7,800,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	2,356
Acres	0.05
Year Built	2000
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Sold

Community Information

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

Amenities

Amenities	Beach, Exercise Room, Pool, Tennis, Waterfront
Utilities	Electric, Gas - Propane, Public Sewer, Public Water, Tap Fee Paid
Parking	Carport, See Remarks, Covered
View	Gulf
Is Waterfront	Yes
Waterfront	Gulf

Interior

Interior Features	Breakfast Bar, Cathedral Ceiling(s), Hallway Bunk Beds
Appliances	Cooktop, Dishwasher, Disposal, Dryer, Microwave, Washer, Electric Water Heater
Heating	Central
Cooling	Central Air, Ceiling Fan(s)
# of Stories	3

Exterior

Exterior Features	Balcony, Separate Living Area
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Lot Description	Within 1/2 Mile to Water
Windows	Window Treatments
Roof	Metal
Construction	Siding CmntFbrHrdBrd

School Information

Elementary	Dune Lakes
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	457
Zoning	Resid Single Family
HOA Fees	1554
HOA Fees Freq.	Quarterly

Listing Details

Listing Office	Rosemary Beach Realty LLC
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