

\$4,700,000 - 42 Kingston Road, Rosemary Beach

MLS® #961760

\$4,700,000

9 Bedroom, 11.00 Bathroom, 6,300 sqft

Detached Single Family on 0.16 Acres

ROSEMARY BEACH, Rosemary Beach, FL

*UNDER CONTRACT WITH A 72 HOUR
KICKOUT CLAUSE*

TAKING BACKUP OFFERS



42 West Kingston Road: A Rosemary Beach
Masterpiece

This exquisite 6,300-square-foot custom home redefines luxury living in Rosemary Beach. From the moment you arrive, the meticulous attention to detail is evident. A covered entry porch with a cascading water fountain welcomes you, leading to a handcrafted front door and into a breathtaking double-height foyer. Grand Living Spaces

The foyer sets the stage for the home's grandeur, featuring a custom-designed two-story chandelier, raw steel handrails, and a floating live-edge wood staircase. An elevator provides convenient access to all three levels.

The open-concept living area seamlessly connects the kitchen, dining room, and living room, creating an expansive and light-filled space. Soaring 12-foot ceilings and floor-to-ceiling windows enhance the sense of spaciousness and offer captivating views of the pool courtyard.

Culinary Delights and Private Retreats

The gourmet kitchen is a chef's dream, boasting custom cabinetry, high-end appliances, and a large island that extends into the dining room. A full bar, floating ceiling with a custom chandelier, and arched openings complete the dining experience.

The first-floor master suite is a haven of tranquility, featuring a beamed ceiling, fireplace, dual closets, and a luxurious spa bathroom with a large shower, Jacuzzi tub, and oversized vanity.

Outdoor Oasis and Upper-Level Luxury

Step outside to the courtyard and discover a private oasis. A saltwater pool with a swim-up bar, waterfall, and spa jets invites relaxation, while a covered outdoor living area with a summer kitchen, full bar, and fireplace provides the perfect setting for entertaining.

The second floor hosts three master suites and an oversized bunk room, each with an en-suite bathroom, large closets, and private balconies. A spacious den overlooks the grand foyer.

The third floor boasts another lavish master suite with a sitting area, wet bar, and private balcony, plus a bunk room with an attached bath. A crow's nest balcony offers rooftop views.

Unique Carriage House

A separate carriage house provides additional living space with a vaulted ceiling living room, fireplace, kitchen, two bedrooms, and two bathrooms. This private annex is perfect for guests or extended family.

Additional Features

Single-car garage

Large motor court

Private driveway

42 West Kingston Road is more than just a home; it's an experience. With its unparalleled craftsmanship, luxurious amenities, and prime location, this Rosemary Beach compound offers the ultimate coastal retreat.

Built in 2020

Essential Information

MLS® #	961760
Sold Price	\$4,700,000
List Price	\$4,900,000
Bedrooms	9
Bathrooms	11.00
Full Baths	10
Half Baths	1
Square Footage	6,300
Acres	0.16
Year Built	2020
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Sold

Community Information

Address	42 Kingston Road
Area	18 - 30A East
Subdivision	ROSEMARY BEACH
City	Rosemary Beach
County	Walton
State	FL
Zip Code	32461

Amenities

Amenities	BBQ Pit/Grill, Beach, Community Room, Deed Access, Exercise Room, Game Room, Pavillion/Gazebo, Picnic Area, Playground, Pool, Tennis,
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	Waterfront
Utilities	Public Sewer, Public Water
Parking	Garage
Has Pool	Yes
Pool	Heated, In Ground

Interior

Interior Features	Atrium, Breakfast Bar, Bookcases, Beamed Ceilings, Vaulted Ceiling(s), Tray Ceiling(s), Fireplace, Fireplace 2+, Kitchen Island, Pantry, Upgraded Media Wing, Washer/Dryer Hookup, Woodwork Painted, Elevator
Appliances	Dishwasher, Disposal, Dryer, Freezer, Microwave, Range Hood, Refrigerator, Washer, Gas Water Heater, Tankless Water Heater
Heating	Natural Gas
Cooling	Central Air, Ceiling Fan(s)
Fireplace	Yes
Fireplaces	EPA Qualified Fireplace
# of Stories	3

Exterior

Exterior Features	Outdoor Grill, Balcony, Private Yard, Sprinkler System, Outdoor Kitchen
Lot Description	Level, Sidewalk, Within 1/2 Mile to Water
Roof	Metal
Construction	Block, Foundation Off Grade, Stucco, Wood Siding, Trim Wood

School Information

Elementary	Dune Lakes
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	688
Zoning	Resid Single Family
HOA Fees	1395
HOA Fees Freq.	Quarterly

Listing Details

Listing Office	Douglas Elliman
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