

\$3,075,000 - 71 Atticus Road, Rosemary Beach

MLS® #998480

\$3,075,000

4 Bedroom, 4.00 Bathroom, 2,397 sqft

Detached Single Family on 0.08 Acres

ROSEMARY BEACH, Rosemary Beach, FL

Welcome to 71 Atticus--where mornings start with a walk to coffee, afternoons unfold poolside, and evenings are just steps from Rosemary Beach's best dining and entertainment. This 4BR/3.5BA home is designed for easy coastal living, featuring inviting indoor-outdoor spaces, a private pool, and room to gather with family and friends. Whether you're seeking a second home, a full-time residence, or a high-performing rental, this property delivers the quintessential 30A lifestyle with a projected \$200K in annual income. Outdoor living in this home is very inviting with three private porches, a private pool terrace, an outdoor fireplace, and a grilling area that make the home easy to enjoy in every season. The second-floor primary suite includes a private bath, while the third-floor bunkroom with its own bath adds flexibility for guests. Owners in Rosemary Beach enjoy access to 4 community pools, an owners-only pool area, 9 private beach walkovers, and the shops and restaurants of the Town Center nearby. 71 Atticus is being sold furnished and rental-ready, with some small owner exclusions.



Built in 2007

Essential Information

MLS® # 998480

Sold Price \$3,075,000

List Price	\$3,395,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,397
Acres	0.08
Year Built	2007
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Contemporary
Status	Sold

Community Information

Address	71 Atticus Road
Area	18 - 30A East
Subdivision	ROSEMARY BEACH
City	Rosemary Beach
County	Walton
State	FL
Zip Code	32461

Amenities

Utilities	Electric, Gas - Natural, Public Sewer, Public Water, TV Cable, Underground
Has Pool	Yes
Pool	Heated, In Ground

Interior

Interior Features	Fireplace, Kitchen Island, Recessed Lighting
Appliances	Cooktop, Dishwasher, Dryer, Freezer, Microwave, Refrigerator, Washer, Gas Water Heater, Tankless Water Heater
Heating	Central, Gas - Natural
Cooling	Central Air, Ceiling Fan(s)
Fireplace	Yes
Fireplaces	EPA Qualified Fireplace, Fireplace Gas
# of Stories	2

Exterior

Exterior Features	Outdoor Grill, Balcony, Outdoor Shower
Lot Description	Covenants, Easements, Interior Lot, Level, Restrictions, Sidewalk, Within 1/2 Mile to Water
Windows	Window Treatments
Roof	Shake
Construction	Concrete, Frame, Wood Siding, Trim Wood

School Information

Elementary	Dune Lakes
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	197
Zoning	Resid Single Family

Listing Details

Listing Office	30A Coastal Life LLC
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