

\$2,700,000 - 74 Town Hall Road 3a, Rosemary Beach

MLS® #995669

\$2,700,000

2 Bedroom, 3.00 Bathroom, 1,654 sqft
Condominium

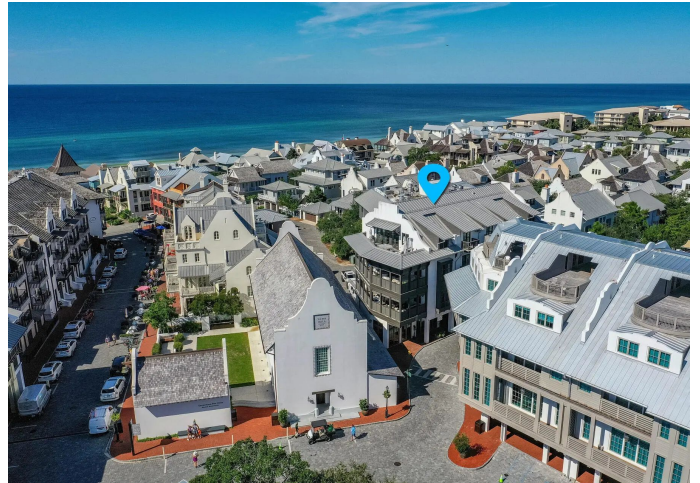
ROSEMARY BEACH, Rosemary Beach, FL

Ideally positioned just south of 30A, this beautifully appointed residence is located in the heart of Rosemary Beach within the distinguished Orleans condo building. From the moment you arrive, the setting offers easy access to the Town Center's shops, dining, and the coastline beyond.

Inside, natural light fills an open kitchen, dining area, and living area, designed for both comfort and style. A generous 468-square-foot balcony extends the living space outdoors, offering multiple seating areas with views across the Town Center and glimpses toward the Gulf.

The floor plan includes two spacious bedrooms, each with an en suite bath and private balcony. A thoughtfully designed hall alcove features custom bunk beds behind a sliding barn door, with convenient access to a third full bathroom. A private one-car garage conveys with the property.

Interior finishes reflect a refined coastal aesthetic with modern influence, featuring high ceilings, expansive windows, and a cohesive blend of classic detailing and contemporary design. The kitchen is anchored by a large Caesarstone island with seating, complemented by premium appliances and custom cabinetry. The living area is highlighted by an illuminated onyx feature wall, adding warmth and ambiance.



The primary suite offers a well-appointed bath with separate tub and shower, along with a walk-in closet. Throughout the residence, materials and fixtures have been carefully selected for quality and longevity.

Interior features include:

- Wolf range, hood, and microwave
- Sub-Zero refrigerator
- Asko dishwasher
- Custom cabinetry with Emtek hardware
- Caesarstone countertops throughout
- High-performance hardwood flooring
- Imported limestone, ceramic tile, and marble accents
- Waterworks fixtures and hardware
- Dornbracht kitchen faucet
- Kohler sinks and tubs
- Toto toilets

Offered fully furnished with curated pieces by Mitchell Gold + Bob Williams and commissioned artwork, this residence presents a turnkey opportunity in one of Rosemary Beach's most desirable south-side locations. Buyer to verify all dimensions.

Built in 2017

Essential Information

MLS® #	995669
Sold Price	\$2,700,000
List Price	\$2,850,000
Bedrooms	2
Bathrooms	3.00
Full Baths	3
Square Footage	1,654
Year Built	2017
Type	Condominium

Sub-Type	Condominium
Style	N/A
Status	Sold

Community Information

Address	74 Town Hall Road 3a
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
Parking	Garage
# of Garages	1
View	Gulf

Interior

Interior Features	Breakfast Bar, Crown Molding, Kitchen Island, Owner's Closet, Pantry, Wallpaper, Wet Bar
Appliances	Dishwasher, Dryer, Microwave, Washer, Electric Water Heater
Heating	Heat High Efficiency, Gas - Natural

Exterior

Exterior Features	Balcony
Windows	Window Treatments
Construction	Concrete, Stucco

School Information

Elementary	Dune Lakes
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	207
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Listing Details

Listing Office	Rosemary Beach Realty LLC
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