

\$2,882,500 - 74 Town Hall Road 3b, Rosemary Beach

MLS® #992493

\$2,882,500

3 Bedroom, 3.00 Bathroom, 1,790 sqft
Condominium

ROSEMARY BEACH, Rosemary Beach, FL

Elegance meets coastal sophistication in this luxury gulf-view condominium, perfectly positioned south of 30A in the heart of Rosemary Beach. Located within The Orleans, one of the area's most exclusive and architecturally refined addresses, this residence offers a seamless fusion of modern design, privacy and timeless coastal charm. Just steps from the sand and boardwalks G and H, this rare offering is ideally suited for those seeking a refined beach lifestyle with all the comforts of a high-end retreat.

Thoughtfully designed for comfort and privacy, the spacious layout features two king bedrooms, each with an ensuite bath and private balcony, along with a charming twin bunk room with its own full bath. Gulf views and rooftop panoramas of Rosemary Beach are showcased from three distinct balconies, providing a serene escape morning to evening. Finishes throughout the home reflect a curated sense of luxury: PID

high-performance hardwood floors, waxed Calcutta marble, Caesarstone countertops, and custom cabinetry by Trustily are complemented by top-of-the-line appliances, including a Wolf range, Sub-Zero refrigerator, Asko dishwasher and Blanco Quatrus sink. The open kitchen and living space are outfitted with Waterworks and Dornbracht fixtures, Visual Comfort lighting and a blend of clean lines and coastal textures, designed by Cappoli Interiors Palm Springs. With one assigned parking space in the enclosed



garage and access to Rosemary Beach's renowned amenities --five community pools, a private beach, and HOA beach service-- this residence represents an exceptional opportunity to own a turnkey, modern coastal home in one of 30A's most iconic communities.

Built in 2017

Essential Information

MLS® #	992493
Sold Price	\$2,882,500
List Price	\$2,985,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,790
Year Built	2017
Type	Condominium
Sub-Type	Condominium
Style	N/A
Status	Sold

Community Information

Address	74 Town Hall Road 3b
Area	18 - 30A East
Subdivision	ROSEMARY BEACH
City	Rosemary Beach
County	Walton
State	FL
Zip Code	32461

Amenities

Utilities	Electric, 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

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	267
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Listing Details

Listing Office	Scenic Sotheby's International Realty
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