

\$3,395,000 - 107 Wiggle Lane, Rosemary Beach

MLS® #995496

\$3,395,000

6 Bedroom, 5.00 Bathroom, 2,699 sqft

Detached Single Family on 0.11 Acres

Rosemary Beach, Rosemary Beach, FL

SELLERS WILL CREDIT \$25,000 FOR IMPROVEMENTS WITH ACCEPTED OFFER!

Rosemary Beach compound featuring a 4-bedroom main residence and a 2-bedroom carriage house -- a rare opportunity offering flexibility, privacy, and exceptional investment potential in the heart of town. Designed by renowned architect George Israel, the main house was completed in 2002, with the carriage house added in 2007 -- creating a cohesive yet flexible property that is both architecturally significant and functionally versatile. The main residence is rich in character, offering gracious living spaces that open to beautifully designed screened porches, extending everyday living outdoors. Each bedroom enjoys its own private balcony, an uncommon luxury that invites fresh air and coastal breezes after a day at the beach. The carriage house offers its own sense of retreat, complete with a 160-square-foot covered porch ideal for dining, relaxing, and overlooking the charm of Wiggle Lane.

The generous lot size -- a true rarity within Rosemary Beach -- provides exceptional privacy and even offers room to add a private pool, further enhancing both lifestyle and long-term investment potential.

Whether utilized as a primary residence with a private guest house, a multi-generational retreat, or a dual-income rental property, the flexibility here is unmatched. Live in one and



lease the other, or maximize returns by renting both the compound configuration allows for options rarely available within the community.

Beyond the gates, owners enjoy access to Rosemary Beach's deeded beach access, multiple resort-style community pools, a private fitness facility, clubhouse, and tennis courts all part of the thoughtfully curated lifestyle that defines this iconic coastal enclave. Steps from beloved shops and award-winning dining, and moments from the Gulf's white-sand shoreline, 107 Wiggle Lane embodies the very best of refined beach living.

A truly one-of-a-kind opportunity in the heart of Rosemary Beach. Reach out today for cost-to-own and rental figures.

Built in 2002

Essential Information

MLS® #	995496
Price	\$3,395,000
Bedrooms	6
Bathrooms	5.00
Full Baths	5
Square Footage	2,699
Acres	0.11
Year Built	2002
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Active

Community Information

Address	107 Wiggle Lane
Area	18 - 30A East
Subdivision	Rosemary Beach
City	Rosemary Beach

County	Walton
State	FL
Zip Code	32461

Amenities

Utilities	Public Sewer, Public Water
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Interior

Interior Features	Bookcases, Crown Molding, Vaulted Ceiling(s), In-Law Floorplan, Kitchen Island, Recessed Lighting, Owner's Closet, Washer/Dryer Hookup
Appliances	Cooktop, Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer
Cooling	Ceiling Fan(s)
Fireplace	Yes
Fireplaces	Fireplace Gas
# of Stories	2

Exterior

Exterior Features	Balcony, Private Yard, Outdoor Shower, Separate Living Area
Lot Description	Corner Lot, Within 1/2 Mile to Water
Roof	Metal
Construction	Block, Concrete, Frame, Stucco, Wood Siding, Trim Wood

School Information

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

Additional Information

Zoning	Resid Single Family
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Listing Details

Listing Office	Compass
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