

\$3,595,000 - 145 E Water Street, Rosemary Beach

MLS® #1012959

\$3,595,000

4 Bedroom, 4.00 Bathroom, 2,504 sqft

Detached Single Family on 0.14 Acres

ROSEMARY BEACH, Rosemary Beach, FL

Situated on one of the largest lots in Rosemary Beach, this distinctive property offers a rare combination of space, privacy, and exceptional potential in one of 30A's most sought-after coastal communities. Featuring one of Rosemary Beach's largest private pools, expansive outdoor living areas, and exciting opportunities for future expansion, the possibilities are truly remarkable.

Designed by renowned coastal architect Julia Starr Sanford, the main residence captures the timeless architectural character and charm of Rosemary Beach. Inviting porches, thoughtfully designed living spaces, and a seamless connection to the outdoors create an ideal setting for both everyday living and entertaining. At the heart of the property, an expansive private courtyard and oversized pool, surrounded by mature landscaping, provide a beautiful setting for gathering with family and friends.

Adding to the property's appeal are architectural plans for a carriage house, also designed by Julia Starr Sanford to complement the existing residence. The proposed addition would transform the existing party porch and carport area into additional living space while preserving a covered outdoor entertaining area overlooking the courtyard and pool. With the potential to further enhance the outdoor spaces and expand the home's accommodations, the property presents an



exciting opportunity as both a private coastal retreat and an income-producing investment, with the possibility of increased rental revenue and future value upon completion of the carriage house.

Beyond the property, Rosemary Beach offers an exceptional coastal lifestyle, with charming cobblestone streets, winding boardwalks, beautifully maintained green spaces, and pedestrian pathways connecting the community. Residents and guests enjoy multiple beach access points leading to the sugar-white sands and emerald waters of the Gulf, along with community pools, tennis courts, and fitness amenities. Just a short stroll away, the vibrant Town Center features an outstanding collection of restaurants, caf  s, boutiques, galleries, and specialty shops, offering everything from morning coffee to fine dining and rooftop sunset views.

Built in 2002

Essential Information

MLS�� #	1012959
Price	\$3,595,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	2,504
Acres	0.14
Year Built	2002
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Active

Community Information

Address	145 E Water Street
Area	18 - 30A East

Subdivision	ROSEMARY BEACH
City	Rosemary Beach
County	Walton
State	FL
Zip Code	32461

Amenities

Utilities	Electric, Gas - Natural, Phone, Public Sewer, Public Water, TV Cable, Underground
Parking	Detached Carport, Covered
Has Pool	Yes
Pool	Heated, In Ground

Interior

Interior Features	Crown Molding, Vaulted Ceiling(s), Kitchen Island, Recessed Lighting, Track Lighting, Walls Wainscoting, Wet Bar, Woodwork Painted, Natural Woodwork
Appliances	Dishwasher, Disposal, Dryer, Freezer, Microwave, Washer, Electric Water Heater
Heating	Central, Heat High Efficiency, Gas - Natural
Cooling	Central Air, Ceiling Fan(s)
# of Stories	3

Exterior

Exterior Features	Balcony, Outdoor Shower, Yard Building, Separate Living Area
Lot Description	Corner Lot, Within 1/2 Mile to Water
Windows	Window Treatments
Roof	Metal
Construction	Concrete, Frame, Stucco, Wood Siding, Trim Wood
Foundation	Slab

School Information

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

Additional Information

Zoning	Deed Restrictions, Resid Single Family
--------	--

Listing Details

Listing Office

Rosemary Beach Realty LLC

DISCLAIMER: Information Deemed Reliable but not guaranteed. The information being provided is for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. All listings are provided courtesy of the Emerald Coast Association of Realtors, Copyright 2026, All rights reserved. Vendors Member Number : 28325

Listing information last updated on September 29th, 2026 at 5:38pm CDT