

\$4,250,000 - 122 W Kingston Road, Rosemary Beach

MLS® #714539

\$4,250,000

7 Bedroom, 7.00 Bathroom, 4,584 sqft
Residential on 0.22 Acres

Rosemary Beach, Rosemary Beach, FL

Stunning Colonial Home on Spacious Homesite Featured in Veranda Magazine, this extraordinary British Colonial Style home was thoughtfully designed by Charrette Design Group. Situated on one of the largest, most private homesites in Rosemary Beach this 4,584 sq.ft. complex is brimming with bespoke architectural features. Antique French limestone floors, custom mahogany woodwork and antiqued plaster walls lend the feeling of "Old World" charm. Beneath the darkwood beams in the living room, put your feet up in front of the cosy Isokern fireplace with its custom mantel. Natural elements and stylish transoms create an elegant yet casual touch throughout the property. On the main floor, a custom gourmet kitchen boasts Wolf and Subzero appliances, a granite-topped island, breakfast bar and fulland full size wine cooler. It's a well appointed space, whether you're entertaining on a grand scale or just making pancakes for two. Walk out through mahogany French doors onto the shady veranda where lounge chairs invite you to relax and listen to the tinkling fountain. The serene courtyard setting draws the eye to the L-shaped black-bottom pool and outdoor fireplace. Low maintenance flagstones enhance this peaceful area of quiet contemplation, lit by flickering gas lanterns after dark. Sharing this exceptional space with visiting family and friends is a pleasure. This spacious home has a guest wing offering privacy on the main and second levels. A separate sitting area with two of the



three guest bedrooms have balconies creating a pleasant environment to sit and read while overlooking the lush courtyard and pool. The master suite has its own wing with a private balcony and bright sitting area. In addition, there's a guest cottage separated from the main house by the walled courtyard which creates a private sanctuary. Spaciously designed over three floors, the cottage easily sleeps 9 with two guest suites and two bunk beds. Guests can enjoy their own independence with a gourmet kitchen, dining area and laundry. This prime accommodation could also be used for an independent family member, house manager or to generate income as a vacation home or long-term rental. Behind solid wooden gates there's ample parking for both the main house and the cottage. The unspoiled sandy beach, upscale dining and entertainment at Rosemary Beach are just a short stroll from the door, making this unique residence an absolute 'must see'.

Built in 2004

Essential Information

MLS® #	714539
Price	\$4,250,000
Bedrooms	7
Bathrooms	7.00
Full Baths	5
Half Baths	2
Square Footage	4,584
Acres	0.22
Year Built	2004
Type	Residential
Sub-Type	Detached Single Family
Style	Beach House
Status	Active

Community Information

Address	122 W Kingston Road
Area	12 - Walton County
Subdivision	Rosemary Beach
City	Rosemary Beach
County	Walton
State	FL
Zip Code	32461

Amenities

Amenities	Beach, Pets Allowed, Deed Access, Exercise Room, Pavilion/Gazebo, Pool, Tennis
Utilities	Electric, Gas - Natural, Public Sewer, Public Water, TV Cable, Underground
Parking Spaces	5586
Parking	Carport, Driveway
Has Pool	Yes
Pool	Enclosed, Inground, Heated - Gas

Interior

Interior	Bedroom - Additional, Bath - Full, Dining Room, Foyer, Kitchen, Bedroom - Master, Sitting Room
Interior Features	Ceiling Beamed, Ceiling Raised, Fireplace Gas, Floor Hardwood, Floor Tile, Guest Quarters, Kitchen Island, Lighting Recessed, Split Bedroom, Washer/Dryer Hookup, Window Treatment All
Appliances	Dishwasher, Dryer, Ice Machine, Microwave, Oven Double, Range Hood, Refrigerator, Stove/Oven Gas, Washer, Wine Refrigerator, Gas Cooktop, Warming Drawer
Fireplace	Yes

Exterior

Exterior Features	Balcony, Double Pane Windows, Fireplace, Fenced Lot-All, Hurricane Shutters, Lawn Pump, Patio Enclosed, Patio Open, Shower, Sprinkler System, Pool
Lot Description	Within 1/2 Mile to Water
Construction	Block, Concrete, Roof - Metal, Siding - Stucco, Siding - Wood

School Information

Elementary	Bay
Middle	Seaside
High	South Walton

Additional Information

Days on Website 135
HOA Fees 1395.00
HOA Fees Freq. Quarterly

Listing Details

Listing Office Coldwell Banker Carroll Realty

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