

\$6,800,000 - 10780 E Co Highway 30a, ROSEMARY BEACH

MLS® #932899

\$6,800,000

6 Bedroom, 8.00 Bathroom, 5,936 sqft
Detached Single Family on 0.31 Acres

UNRECORDED SUBDIVISION, ROSEMARY BEACH, FL

With an acceptable offer, Seller will contribute up to \$75k towards buyers closing costs and interest rate buy down. Financing available at competitive rates, please call for more details! JUST REDUCED \$500k!!! Experience elite coastal living expertly curated for a life of everyday indulgence. This timeless gulf side estate offers a five-bedroom primary home, one-bedroom carriage home atop the two-car garage, gated entry, elevator, gulf view tower, and a brick-walled courtyard with private pool perfectly positioned only steps from the Gulf of Mexico and the quaint streets of Rosemary Beach. Revel in unmatched privacy concealed behind elegant brick walls, cocooning you in a world of pure coastal splendor. From the moment of entry through the curved 10' wood door, the expert level of construction employed throughout the property built in 2020 is immediately evident with a grand foyer featuring a stunning staircase with twisting balusters, Venetian plaster curved walls, intricate millwork and a beautiful custom chandelier. Continue ahead to the expansive living and dining space with shiplap wrapped walls and ceilings contrasting with white oak hardwood floors and natural ceiling beams. At the heart of the living area, a gas masonry fireplace features custom built-ins to each side. A wall of windows with welcoming sunlight streaming in overlooks the masterfully manicured pool area. The stunningly appointed kitchen features all of the accoutrements desired by a chef of the highest



skill including premium Wolf and Sub-Zero appliances including a wood wrapped vent hood and six-burner stove, quartz countertops, floor-to-ceiling custom cabinetry, and a showpiece geometric backsplash from counter to ceiling. Both a separate wet bar with wine refrigerator and icemaker and a butler's pantry with dishwasher and sink allow for effortless entertaining.

Accessed directly from the living space, enchanting outdoor spaces await including a covered living and dining room with a tabby shell fireplace, full summer kitchen with grill, vent hood, refrigerator, icemaker, and sink, and both a powder bath and separate shower. The heated saltwater pool features a sun shelf and mature palms lining the peacock paver patio. An easy maintenance turf yard leads around the house past intricately placed foliage including mature oleanders, crepe myrtles, Japanese yew, succulents, and lush flowering pots to an lpe deck with gas firepit and Adirondack chairs. The courtyard fully surrounds the property adding both security and privacy to the home along with a magical feel of having your own private garden amidst one of the most coveted areas of 30A.

Additional features of the first level of the home include a junior master suite with a wall of windows overlooking Scenic Highway 30A, shiplap ceilings, custom draperies, and a luxurious ensuite with a marble tiled walk-in shower, inset cabinets, and a dual vanity with a gorgeous mosaic tiled wall behind. A powder bath is also located off the foyer for guests. The mud room with built-in lockers and brick floors, and one of two laundry rooms areas is positioned off the kitchen providing access to both the two-car garage with epoxy flooring and the carriage home. The carriage home offers spaces finished as exquisitely as the primary home with a large kitchen with full-size appliances and farmhouse sink, shiplap ceilings in the living area, bathroom, and

bedroom large enough to accommodate a king bed with a private balcony.

Ascend the curved staircase or take the elevator to the second level of the home to find the grand primary master suite offering a private balcony overlooking the pool courtyard. With coffered shiplap ceilings and an arched doorway leading to a separate sitting area complete with retractable TV and morning bar with espresso machine, sink, and refrigerator, this suite is truly a serene retreat from the world. The luxurious ensuite is incredibly spacious with a closet with built-in storage, an expansive vanity with additional built-in storage, a walk-in marble shower, and a separate soaking tub beneath a custom chandelier. Two additional guest suites, equally lovely, with private ensuites are also located on the second level along with a built-in storage bench overlooking Scenic Highway 30A and a tiled laundry room.

The third floor offers a comfortable secondary living space, a shiplap wrapped bunk room with custom built-in bunks for four, and a full bathroom. A bar area services this space with a refrigerator, icemaker, and sink making it a complete entertaining space. From this level, stairs lead to the 4th floor tower soaring high over the Rosemary Beach and Inlet Beach communities with spectacular 180-degree gulf views. This large, covered space is outfitted with a ceiling sound system and TV power hook-up. Create the ultimate open-air haven for cozy evenings spent savoring the sunset. An unequivocally unique opportunity, this gated estate is offered fully furnished with designer appointments including art. Owners can enjoy an unparalleled location only a one-minute walk from the beach and the shopping, dining, and activities of both Rosemary Beach and Inlet Beach yet not constrained by HOAs or private community guidelines. Built to the highest standards, this private retreat allows for an exceptional life

curated with true artistry.

Built in 2020

Essential Information

MLS® #	932899
Price	\$6,800,000
Bedrooms	6
Bathrooms	8.00
Full Baths	6
Half Baths	2
Square Footage	5,936
Acres	0.31
Year Built	2020
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Active

Community Information

Address	10780 E Co Highway 30a
Area	30A East
Subdivision	UNRECORDED SUBDIVISION
City	ROSEMARY BEACH
County	WALTON
State	FL
Zip Code	32461

Amenities

Amenities	Short Term Rental - Allowed
Utilities	Electric Available, Gas - Natural, Phone Available, Public Sewer Available, Public Water Available, TV Cable Available
Parking Spaces	2
Parking	Garage: Attached, Golf Cart: Covered, Golf Cart: Enclosed, Guest, Garage, Covered
# of Garages	2
Water View	GULF, Gulf/Pass
Has Pool	Yes

Pool Pool - Gunite Concr, Pool - Heated, Pool - In-Ground, Community, Private

Interior

Interior Features Breakfast Bar, Built-In Bookcases, Ceiling Beamed, Ceiling Crwn Molding, Ceiling Raised, Ceiling Tray/Cofferd, Fireplace, Fireplace Gas, Floor Hardwood, Floor Marble, Floor Tile, Furnished - All, Guest Quarters, Kitchen Island, Lighting Recessed, Owner's Closet, Pantry, Washer/Dryer Hookup, Wet Bar, Window Treatment All, Elevator

Appliances Auto Garage Door Opn, Dishwasher, Disposal, Dryer, Ice Machine, Microwave, Range Hood, Refrigerator, Refrigerator W/Ice Maker, Security System, Stove/Oven Gas, Washer, Wine Refrigerator

Heating Heat: Central Electric

Cooling A/C: Central Electric, A/C: High Efficiency, A/C: Two Or More, Attic Fan, Ceiling Fans

Fireplace Yes

Fireplaces Fireplace, Fireplace Gas

of Stories 4

Exterior

Exterior Frame, Roof Metal, Siding Brick All, Siding Brick Some, Siding Wood, Trim Wood

Exterior Features BBQ Pit/Grill, Balcony, Deck Covered, Deck Enclosed, Deck Open, Fenced Back Yard, Fenced Lot-All, Fenced Privacy, Patio Covered, Patio Enclosed, Patio Open, Pool - Gunite Concr, Pool - Heated, Pool - In-Ground, Porch Screened, Satellite Dish, Shower, Sprinkler System, Fireplace, Summer Kitchen, Rain Gutter

Lot Description Within 1/2 Mile Of Water

Windows Storm Windows

Roof Roof Metal

Construction Frame

School Information

Elementary Dune Lakes

Middle EMERALD COAST

High SOUTH WALTON

Additional Information

Zoning Residential Single Family

HOA Fees 0.00

Listing Details

Listing Office

Berkshire Hathaway HomeServices

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