

# \$4,100,000 - 36 Town Hall Rd, ROSEMARY BEACH

MLS® #940664

## \$4,100,000

3 Bedroom, 3.00 Bathroom, 2,056 sqft  
Detached Single Family on 0.09 Acres

ROSEMARY BEACH, ROSEMARY BEACH, FL

Discover the ultimate beachside retreat in Rosemary Beach! Nestled perfectly south of 30A, this home is a stone's throw away from the charming town center and just around the corner from the Barbados pool. It's a beach lover's dream, with a boardwalk leading to the pristine white sandy beaches of the Gulf of Mexico. This cozy abode features 3 full bedrooms (two are on the first level) and 3 full baths, providing ample space for relaxation and privacy. Step into your own oasis with a private courtyard, perfect for unwinding after a day in the sun. Upstairs, enjoy the wood beam cathedral ceiling that spans the kitchen, living, and dining areas, along with an expansive covered balcony, offering a serene spot to take in the coastal breeze. MORE The heart of the home is the open and light-filled living space. Stained concrete floors on the first level create a cool and beachy atmosphere, while upstairs boasts elegant wood floors. The kitchen is a culinary haven, and the covered balcony off it is ideal for dining alfresco - a perfect setting for entertaining friends and family.

Parking is a breeze with the convenience of a carport, and the open entertaining area above adds a touch of coastal charm. Embrace the beach lifestyle in this meticulously placed home that captures the essence of coastal living without compromise. Don't miss the chance to make this Rosemary Beach retreat your own!



Built in 2007

## Essential Information

MLS® #	940664
Price	\$4,100,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,056
Acres	0.09
Year Built	2007
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	New Orleans
Status	Active

## Community Information

Address	36 Town Hall Rd
Area	30A East
Subdivision	ROSEMARY BEACH
City	ROSEMARY BEACH
County	WALTON
State	FL
Zip Code	32461

## Amenities

Amenities	Beach, Deed Access, Exercise Room, Playground, Pool, TV Cable Available, Tennis, Waterfront, Pets Allowed, Short Term Rental - Allowed
Utilities	Electric Available, Gas - Natural, Public Sewer Available, Public Water Available
Parking	Carport: Detached
Has Pool	Yes
Pool	Community, Private

## Interior

Interior Features	Built-In Bookcases, Ceiling Beamed, Ceiling Cathedral, Floor Hardwood, Furnished - Some, Kitchen Island, Lighting Recessed, Window Treatmnt Some
Appliances	Dishwasher, Dryer, Refrigerator W/Ice Maker, Stove/Oven Gas, Washer

Heating	Geothermal
# of Stories	2

### Exterior

Exterior	Concrete, Roof Metal, Siding Stucco, Trim Wood
Exterior Features	Balcony, Fenced Lot-All, Porch Covered, Rain Gutter
Lot Description	Corner, Covenants, Interior, Restrictions, Within 1/2 Mile Of Water
Roof	Roof Metal

### School Information

Elementary	Dune Lakes
Middle	EMERALD COAST
High	SOUTH WALTON

### Additional Information

Zoning	Residential Single Family
HOA Fees	1415.00
HOA Fees Freq.	Quarterly

### Listing Details

Listing Office	Rosemary Beach Realty LLC
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Listing information last updated on August 15th, 2024 at 6:00am CDT