

# \$3,730,000 - 71 Bridgetown Ave, INLET BEACH

MLS® #950370

## \$3,730,000

4 Bedroom, 5.00 Bathroom, 2,962 sqft  
Detached Single Family on 0.08 Acres

ROSEMARY BEACH, INLET BEACH, FL

Residing on the park side in Rosemary Beach, the recently renovated 71 Bridgetown Ave. tells a unique story through design by utilizing various colors, textures, and patterns. As the 2022 showcase home for Real Simple magazine, this collaborative design effort challenged seven designers to transform the home into what is now the epitome of coastal cool. Upon entry, the first floor greets its visitors with raised ceilings in a perfect open living plan. The modern design of this huge kitchen leans into Beachy blues and whites with updated cabinetry and luxury Cafe appliances with brush bronze hardware. In the living room, the story continues through whimsical pattern play that sets a cozy and cool tone within the space. A convenient first floor bedroom and full bath also anchors this space nicely. Second floor landing allows for a flex space and separates the three private en-suites. Third floor offers another large living space and a full bathroom and bunk room was added to make this a kids oasis! This parcel has been approved to further outfit a private pool and/or summer kitchen in the large courtyard. Prime location being just a block from town center, the Owners Club and the Cabana Pool and playground. Rental revenue for the summer is strong!

Built in 2005

## Essential Information



MLS® #	950370
Price	\$3,730,000
Bedrooms	4
Bathrooms	5.00
Full Baths	5
Square Footage	2,962
Acres	0.08
Year Built	2005
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Active

### Community Information

Address	71 Bridgetown Ave
Area	30A East
Subdivision	ROSEMARY BEACH
City	INLET BEACH
County	WALTON
State	FL
Zip Code	32461

### Amenities

Amenities	Beach, Deed Access, Fishing, Pavillion/Gazebo, Pets Allowed, Picnic Area, Playground, Pool, Short Term Rental - Allowed, TV Cable Available, Waterfront, Community Room, Exercise Room, Tennis, Project
Utilities	Electric Available, Gas - Natural, Public Sewer Available, Public Water Available
Has Pool	Yes
Pool	Community, Private

### Interior

Interior Features	Breakfast Bar, Ceiling Raised, Floor Hardwood, Floor Tile, Furnished - All, Kitchen Island, Lighting Recessed, Owner's Closet, Pantry, Shelving, Washer/Dryer Hookup, Window Treatment All, Built-In Bookcases, Floor WW Carpet
Appliances	Dishwasher, Disposal, Dryer, Freezer, Microwave, Oven:Self Cleaning, Range Hood, Refrigerator W/Ice Maker, Smoke Detector, Washer, Stove/Oven Gas

Heating	Heat High Efficiency
Cooling	A/C: Two Or More, Ceiling Fans, A/C: High Efficiency
# of Stories	3

### **Exterior**

Exterior	Roof Metal, Trim Wood, Frame, Siding Wood
Exterior Features	Balcony, Deck Covered, Patio Open, Shower, Deck Enclosed, Deck Open, Porch Covered
Lot Description	Covenants, Restrictions, Within 1/2 Mile Of Water
Roof	Roof Metal
Construction	Frame

### **School Information**

Elementary	VAN R. BUTLER
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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