

# \$3,250,000 - 74 Town Hall Rd 3a, INLET BEACH

MLS® #930342

## \$3,250,000

2 Bedroom, 3.00 Bathroom, 1,654 sqft  
Condominiums on 0.00 Acres

ROSEMARY BEACH, INLET BEACH, FL

It's time to make an offer. This is the most beautiful condo on the beach side of Rosemary Beach. The Orleans building is located in the heart of Rosemary Beach. Enjoy Gulf views and Rosemary Beach Town views. High end finishes from the minute you walk into the lobby, to the entrance of your large condo. Entering the condo, you're greeted with natural light pouring into an open kitchen, dining, and living space. The massive, 468 sq ft balcony feels like an extension of the living room with three separate sitting areas; slight gulf views on one side & town views on the other. Two king sized bedrooms with en suite bathrooms and petite balconies off of each. Two comfy bunks are set in the hall with a barn door and a full bathroom. A private 1 car garage comes with this condo! See more notes This south of 30A location provides an easy walk to the beach, stores & restaurants. Located adjacent to the iconic Town Hall, the Orleans exudes modern elegance wrapped in Old World charm. Exquisitely designed, it provides a seamless fusion of style, luxury and steps to all Rosemary Beach has to offer. Tony Cappoli Interiors of New York merged a traditional coastal design with modern lines. The coded lobby's white walls serve as a showcase featuring beautiful Trowbridge prints accented by wrought iron and wood details. Open floor plan with sleek stainless-steel appliances play well with a mix of modern light fixtures and classic crown molding. Ten foot ceilings accompanied by multiple light



filled windows.

A bright gourmet kitchen centers around a large caesar stone island and counter seating for five. The entertainment center in the living room is framed by an illuminated onyx stone providing ambient lighting.

The large main bathroom suite offers a separate tub & shower along with a walk in closet.

Two bunk beds are built into an alcove that has a sliding barn door and access to the third full bathroom. Total sleeping capacity is six.

Interior includes:

Wolf Range & Hood

Wolf Microwave

Sub-Zero Refrigerator

Asko Dishwasher

Blanco Quatrus Sink

Custom Cabinetry with Molding throughout

Waxed Calcutta Marble tile in Entry ways

Imported natural Limestone and Ceramic tile

Caesar Stone countertops throughout

PID High-Performance Hardwood floors

Waterworks Fixtures and Hardware

Beautiful Dornbracht Kitchen Faucets

Kohler Bathroom Sinks and Tubs

ToTo Toilets

Trustily Cabinetry with Emtek Hardware

This beach condo comes fully furnished with Mitchell Gold - Bob Williams furnishings, commissioned art and a reserved garage space. Strong rental income is achievable with this sought-after south-side location in Rosemary Beach. Buyer to verify all dimensions.

Built in 2017

## Essential Information

MLS® #	930342
Price	\$3,250,000
Bedrooms	2

Bathrooms	3.00
Full Baths	3
Square Footage	1,654
Acres	0.00
Year Built	2017
Type	Condominiums
Sub-Type	Condominiums
Style	N/A
Status	Active

### Community Information

Address	74 Town Hall Rd 3a
Area	30A East
Subdivision	ROSEMARY BEACH
City	INLET BEACH
County	WALTON
State	FL
Zip Code	32461

### Amenities

Amenities	Beach, Deed Access, Dumpster, Elevators, Exercise Room, Picnic Area, Playground, Pool, TV Cable Available, Tennis, Waterfront, Pets Allowed, Short Term Rental - Allowed
Utilities	Electric Available, Gas - Natural, Public Sewer Available, Public Water Available, TV Cable Available
Parking Spaces	1
Parking	Garage, See Remarks
# of Garages	1
Water View	GULF
Has Pool	Yes
Pool	Community, Private

### Interior

Interior Features	Breakfast Bar, Ceiling Crwn Molding, Ceiling Tray/Cofferd, Floor Hardwood, Floor Marble, Floor Tile, Furnished - All, Hallway Bunk Beds, Kitchen Island, Owner's Closet, Pantry, Washer/Dryer Hookup, Window Treatment All, Woodwork Painted, Elevator
Appliances	Cooktop, Dishwasher, Disposal, Dryer, Fire Alarm/Sprinkler, Microwave, Oven:Self Cleaning, Range Hood, Refrigerator W/Ice Maker, Security System, Smoke Detector, Stove/Oven Gas, Washer

Heating Heat: Central Electric, Heat High Efficiency  
Cooling A/C: Central Electric, A/C: High Efficiency, Ceiling Fans

### **Exterior**

Exterior Concrete, Roof Flat, Roof Membrane, Siding Stucco, Trim Wood  
Exterior Features Balcony  
Windows Double Paned Windows  
Roof Roof Flat, Roof Membrane

### **School Information**

Elementary Dune Lakes  
Middle Seaside  
High SOUTH WALTON

### **Additional Information**

HOA Fees 5449.00  
HOA Fees Freq. Quarterly

### **Listing Details**

Listing Office Rosemary Beach Realty LLC

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