

\$3,495,000 - 74 Town Hall Rd # 3c, ROSEMARY BEACH

MLS® #953626

\$3,495,000

2 Bedroom, 3.00 Bathroom, 1,723 sqft
Condominiums on 0.00 Acres

ROSEMARY BEACH, ROSEMARY BEACH, FL

Prominently positioned south of 30A in the esteemed Orleans condominium, the latest addition to Rosemary Beach's famed architectural lineup, which houses the famous Piano Bar and incredible Pescado rooftop bar and restaurant. Unit 3C is an exquisite condo offering an unparalleled living experience, combining luxurious comfort with breathtaking Gulf views. Step inside this single-floor haven to find an open and inviting layout. The spacious living room, adorned with elegant finishes and abundant natural light, serves as the perfect backdrop for relaxation and entertainment. Large windows frame stunning vistas of the Gulf, creating a serene ambiance that soothes the soul. The condo features two well-appointed bedrooms, each designed with comfort and tranquility in mind. The primary suite is a true retreat, offering a private sanctuary where you can unwind while gazing at the shimmering waters of the Gulf. The second bedroom provides ample space for guests or family, ensuring everyone feels at home.

The kitchen is a culinary enthusiast's dream, crafted for entertaining. Outfitted with top-of-the-line appliances, including a wine fridge, it seamlessly blends style and functionality, making it perfect for hosting gatherings or enjoying intimate dinners. One of the standout features of this residence is the private balcony, offering incredible Gulf views. Imagine sipping your morning coffee or enjoying an evening sunset, with the gentle



sea breeze and the sound of waves as your constant companions.

Every detail of this residence has been thoughtfully curated, from the high-end fixtures to the seamless flow of space. The blend of coastal elegance and modern functionality creates an atmosphere that is both chic and inviting.

Located in the vibrant community of Rosemary Beach, this condo offers more than just a home; it provides a lifestyle. Enjoy easy access to pristine beaches, charming shops, and world-class dining, all just steps from your door. Whether you're soaking up the sun on your private balcony or exploring the scenic surroundings, every moment here is infused with the magic of 30A living.

Reach out to us today for cost to figures & rental projections.

Built in 2017

Essential Information

MLS® #	953626
Price	\$3,495,000
Bedrooms	2
Bathrooms	3.00
Full Baths	3
Square Footage	1,723
Acres	0.00
Year Built	2017
Type	Condominiums
Sub-Type	Condominiums
Style	N/A
Status	Active

Community Information

Address	74 Town Hall Rd # 3c
Area	30A East
Subdivision	ROSEMARY BEACH

City ROSEMARY BEACH
County WALTON
State FL
Zip Code 32461

Amenities

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

Interior

Appliances Dishwasher, Dryer, Microwave, Stove/Oven Gas, Washer, Wine Refrigerator
Cooling A/C: Central Electric, Ceiling Fans

Exterior

Exterior Siding Stucco, Trim Wood, Concrete

School Information

Elementary Bay
Middle EMERALD COAST
High SOUTH WALTON

Additional Information

HOA Fees 5449.00
HOA Fees Freq. Quarterly

Listing Details

Listing Office Compass

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Listing information last updated on July 6th, 2024 at 6:15am CDT