

# \$3,680,000 - 80 Round Rd, INLET BEACH

MLS® #954441

## \$3,680,000

4 Bedroom, 5.00 Bathroom, 2,724 sqft  
Detached Single Family on 0.09 Acres

### ROSEMARY BEACH, INLET BEACH, FL

Discover the charm of Rosemary Beach in this enchanting cottage and carriage house. Perfectly situated on a desirable corner lot, this home offers convenient proximity to Eastern Green, the stunning turquoise blue water of the Gulf of Mexico, the refreshing Coquina Pool, tennis courts, and the vibrant town center brimming with shops and restaurants. Vacation renters rave about the convenient location and the inviting atmosphere. Over \$212K rental revenue 2023. The main cottage exudes a cozy, treehouse feel with its large wraparound upstairs porch, nestled amidst the trees. Inside, all three beautifully appointed bedrooms, each with its own ensuite bath, are located on the first floor, ensuring privacy and comfort. Ascend to the second floor to find a bright, airy living space where the kitchen, living, and dining areas create the perfect setting for gatherings and entertaining.

The carriage house is a standout feature, offering over 700 sqft of versatile space that vacation renters adore. Whether used as a guest suite, a private retreat, or additional living space, it provides ample room to relax and unwind.

Outside, enjoy the abundant private outdoor spaces, perfect for soaking up the sun, dining al fresco, or simply savoring the serene surroundings. This is a truly special Rosemary Beach home, combining prime location with charming architecture and modern comforts.



Don't miss the opportunity to make this delightful retreat your own. Information in this listing is deemed to be correct, but please verify any info that is important to you.

Built in 2002

### Essential Information

MLS® #	954441
Price	\$3,680,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,724
Acres	0.09
Year Built	2002
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Florida Cottage
Status	Active

### Community Information

Address	80 Round Rd
Area	30A East
Subdivision	ROSEMARY BEACH
City	INLET BEACH
County	WALTON
State	FL
Zip Code	32461

### Amenities

Amenities	Beach, Playground, Pool, Short Term Rental - Allowed, Tennis, TV Cable Available, Handicap Provisions
Utilities	Electric Available, Gas - Natural, Public Sewer Available, Public Water Available, TV Cable Available
Parking Spaces	2
Parking	Garage: Detached, Other
# of Garages	2

Has Pool Yes  
Pool Community, Private

### Interior

Interior Features Breakfast Bar, Floor Hardwood, Furnished - All, Built-In Bookcases  
Appliances Cooktop, Dishwasher, Disposal, Dryer, Microwave, Refrigerator W/Ice Maker, Stove/Oven Gas, Washer  
Heating Heat: Central Electric  
Cooling Ceiling Fans, A/C: Two Or More  
# of Stories 2

### Exterior

Exterior Concrete, Foundation Off Grade, Roof Metal, Siding Wood  
Exterior Features Balcony, Guest Quarters  
Lot Description Corner, Covenants, Restrictions, Within 1/2 Mile Of Water  
Roof Roof Metal  
Foundation Foundation Off Grade

### 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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