

\$2,895,000 - 113 Bourne Lane, Rosemary Beach

MLS® #894691

\$2,895,000

3 Bedroom, 4.00 Bathroom, 2,764 sqft

Residential on 0.10 Acres

ROSEMARY BEACH, Rosemary Beach, FL

A quintessential Rosemary Beach home located next to the peaceful Triangle Park and just steps to East Long Green. Designed by Kirkland and Assoc. and built by Alana Ficarra, this three-story residence with three bedrooms plus an oversized bunk room, utilizes its location along two quiet boardwalks to maximize privacy - while inside the home it's easy to forget that you are just steps away from all the action of the Town Center! The open floor plan on the first level allows guests to interact seamlessly whether they are enjoying some sun on the back deck, preparing a meal in the kitchen, or socializing in the living room. This first level is flanked by windows, providing a spacious feel and an abundance of natural light. The natural hardwood stairs lead you up to the second floor where you find two large guest bedrooms with a shared jack-and-jill bath, an office space, and the double French door entrance to the Master Suite. A covered balcony perfect for sipping coffee and enjoying the sounds of the fountain below, spans the length of the home and can be accessed from the Master, the office, and one of the guest bedrooms on this level. A spiral staircase takes you to the third-floor kids' haven with a sitting area - the perfect space for a gaming room - and a large bunk room with a full en-suite bath. This home has never been rented and has been impeccably maintained by the original owners. HVACs & water heaters have recently been replaced, there is a whole-home water filtration



system, and there are pull-down hurricane shutters in place. Ample storage throughout - two closets on the first level plus a linen closet in the first floor bath; large exterior lockable storage; large walk-in lockable secondary closet in the master; three storage closets on the third level and two large linen closets in the third-floor bath.

Built in 2002

Essential Information

MLS® #	894691
Price	\$2,895,000
Bedrooms	3
Sold Price	\$2,895,000
Bathrooms	4.00
Date Sold	2022-05-18
Full Baths	4
Days until Sold	47
Square Footage	2,764
Acres	0.10
Year Built	2002
Type	Residential
Sub-Type	Detached Single Family
Style	Beach House
Status	Sold

Community Information

Address	113 Bourne Lane
Area	18 - 30A East
Subdivision	ROSEMARY BEACH
City	Rosemary Beach
County	Walton
State	FL
Zip Code	32461

Amenities

Amenities	Beach, Deed Access, Fishing, Pets Allowed, Pool, Tennis, TV Cable,
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	Waterfront
Utilities	Electric, Public Sewer, Public Water
Has Pool	Yes
Pool	Community

Interior

Interior Features	Breakfast Bar, Built-In Bookcases, Ceiling Raised, Floor Hardwood, Furnished - All, Lighting Recessed, Owner's Closet, Pantry, Washer/Dryer Hookup, Window Treatment All
Appliances	Dishwasher, Dryer, Freezer, Ice Machine, Microwave, Smoke Detector, Stove/Oven Gas, Washer
Cooling	AC - 2 or More, Ceiling Fans
# of Stories	3

Exterior

Exterior Features	Balcony, Hurricane Shutters, Patio Open, Shower
Lot Description	Covenants, Dead End, Restrictions, Within 1/2 Mile to Water

School Information

Elementary	Dune Lakes
Middle	Seaside
High	South Walton

Additional Information

Days on Website	778
Zoning	Resid Single Family
HOA Fees	1395.00
HOA Fees Freq.	Quarterly

Listing Details

Listing Office	Rosemary Beach Realty LLC
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