

# \$4,995,000 - 156 W Kingston Road, Inlet Beach

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MLS® #895445

**\$4,995,000**

8 Bedroom, 7.00 Bathroom, 4,919 sqft

Residential on 0.17 Acres

ROSEMARY BEACH, Inlet Beach, FL

Under Contract with 72 Hr Kick out. Refined coastal living is at the heart of this breathtaking Rosemary Beach home, which sits on a large, private, corner lot in the New Urbanism community. A complete renovation of this elegant retreat included new tile flooring, new bathrooms, new lighting, new furnishings and an upgraded kitchen with quartz countertops. Featuring six bedrooms and a full bunk room, this property boasts a carriage house over a garage and bedrooms with balconies that overlook the pool. The pool features a two-story cascading waterfall, outdoor kitchen, fireplace and lounge for sunbathing. Custom starfish entry doors greet you as you arrive at the property, which features three bedrooms and a bunk room on the first floor and an additional three bedrooms plus sitting room on the second floor. An additional suite in the carriage house delivers unparalleled guest accommodations. Rosemary Beach has multiple community pools, a fitness center and playground, tennis courts and numerous boutiques and dining opportunities.



Built in 2009

## Essential Information

MLS® #	895445
Price	\$4,995,000
Bedrooms	8

Sold Price	\$4,600,000
Bathrooms	7.00
Date Sold	2022-06-17
Full Baths	6
Days until Sold	67
Half Baths	1
Square Footage	4,919
Acres	0.17
Year Built	2009
Type	Residential
Sub-Type	Detached Single Family
Style	Beach House
Status	Sold

### Community Information

Address	156 W Kingston Road
Area	18 - 30A East
Subdivision	ROSEMARY BEACH
City	Inlet Beach
County	Walton
State	FL
Zip Code	32461

### Amenities

Amenities	BBQ Pit/Grill, Beach, Deed Access, Exercise Room, Pets Allowed, Playground, Pool, Tennis, TV Cable, Waterfront
Utilities	Electric, Gas - Natural, Public Sewer, Public Water
Parking Spaces	2
Parking	Deeded, Garage Attached
# of Garages	2
Has Pool	Yes
Pool	Pool - In-Ground, Private

### Interior

Interior Features	Breakfast Bar, Ceiling Raised, Ceiling Vaulted, Elevator, Fireplace, Fireplace Gas, Furnished - All, Furnished - Some, Kitchen Island, Newly Painted, Owner's Closet, Pantry, Renovated, Split Bedroom, Washer/Dryer Hookup, Window Treatment All, Woodwork Painted
Appliances	Dishwasher, Disposal, Dryer, Microwave, Range Hood, Refrigerator,

	Smoke Detector, Stove/Oven Gas, Washer
Cooling	AC - 2 or More, AC - Central Elect, Ceiling Fans
Fireplace	Yes
Fireplaces	Fireplace, Fireplace Gas
# of Stories	2

## Exterior

Exterior	Block, Frame, Roof Metal, Stucco
Exterior Features	Balcony, BBQ Pit/Grill, Deck Open, Fireplace, Guest Quarters, Patio Covered, Patio Open, Pool - In-Ground, Porch, Porch Open, Renovated, Separate Living Area, Shower, Sprinkler System
Lot Description	Corner, Covenants, Easements, Interior, Level, Restrictions, See Remarks, Sidewalk, Within 1/2 Mile to Water, Wooded
Windows	Double Pane Windows
Roof	Block, Roof Metal
Construction	Frame

## School Information

Elementary	Dune Lakes
Middle	Emerald Coast
High	South Walton

## Additional Information

Days on Website	768
Zoning	Resid Single Family, See Remarks
HOA Fees	1395.00
HOA Fees Freq.	Quarterly

## Listing Details

Listing Office	Scenic Sotheby's International Realty
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