

# \$6,795,000 - 18 Atwoods Court, Rosemary Beach

---

MLS® #913847

**\$6,795,000**

4 Bedroom, 4.00 Bathroom, 2,578 sqft

Residential on 0.07 Acres

ROSEMARY BEACH, Rosemary Beach, FL

Begin your new year making unforgettable memories owning this quintessential Rosemary beach gulf front cottage. Originally designed by acclaimed architect Bobby McAlpin you will immediately experience a sense of calmness upon entering. The intentional use of muted colors, superior architecture, elegant furnishings and sheer draperies combine to set this home apart from your stereotypical beach cottage. This home is positioned on a rare, oversized gulf front cottage lot allowing for an expansive courtyard between the main house and carriage house. The perfect gathering spot for entertaining friends and family with future possibilities for adding a pool. Boardwalk leading to the beach is right at your door you can be on the beach in seconds. No need to hike through the community to reach the beach access. Main house offers three bedrooms with ensuite full baths the second level living area features vaulted ceilings which add spaciousness to the room. Three sets of french doors lead to the open porch which overlooks the gulf. Ceiling height in the kitchen is intentionally lowered to give the area a sense of comfort and warmth. The carriage house offers a full size kitchen, living area, bedroom nook and full bath with all the interior finishes consistent with the main house. The two car garage is positioned in such a way that provides easy ingress and egress. You can actually park your vehicle inside the garage! You must see this home to fully appreciate all it has to offer. From



incredible gulf views, great location within the community, ease of access to the beach, oversized lot, superior architecture and furnishings you don't want to miss the opportunity to make it yours.

Built in 1999

**Essential Information**

MLS® #	913847
Price	\$6,795,000
Bedrooms	4
Sold Price	\$6,250,000
Bathrooms	4.00
Date Sold	2023-02-13
Full Baths	4
Days until Sold	53
Square Footage	2,578
Acres	0.07
Year Built	1999
Type	Residential
Sub-Type	Detached Single Family
Style	Beach House
Status	Sold

**Community Information**

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

**Amenities**

Amenities	Beach, Deed Access, Exercise Room, Picnic Area, Playground, Pool, Tennis, TV Cable, Waterfront
Utilities	Electric, Gas - Natural, Phone, Public Sewer, Public Water, Tap Fee Paid, TV Cable

Parking Spaces	2
Parking	Garage Detached
# of Garages	2
Is Waterfront	Yes
Waterfront	Gulf
Has Pool	Yes
Pool	Community

### **Interior**

Interior Features	Ceiling Beamed, Ceiling Raised, Floor Hardwood, Furnished - Some, Guest Quarters, Kitchen Island, Lighting Track, Pantry, Window Treatment All
Appliances	Refrigerator, Security System, Smoke Detector, Stove/Oven Electric, Stove/Oven Gas
Heating	Heat High Efficiency
Cooling	AC - High Efficiency
# of Stories	3

### **Exterior**

Exterior	Frame, Roof Metal, Siding Wood, Trim Wood
Exterior Features	Patio Open
Roof	Roof Metal
Construction	Frame

### **School Information**

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

### **Additional Information**

Days on Website	512
Zoning	Deed Restrictions, Resid Single Family
HOA Fees	1395.00
HOA Fees Freq.	Quarterly

### **Listing Details**

Listing Office	Compass
----------------	---------