

\$3,798,000 - 37 Abaco Lane, Rosemary Beach

MLS® #917542

\$3,798,000

4 Bedroom, 4.00 Bathroom, 2,804 sqft

Residential on 0.11 Acres

ROSEMARY BEACH, Rosemary Beach, FL

Tucked away on a quiet dead end street, south of 30A, this Rosemary Beach home boasts one of the largest private pools on the south side of Rosemary. Large porches and generous outdoor patio spaces embody the original vision of outdoor living in Rosemary. Quality craftsmanship abounds from detailed molding throughout, a beautiful sweeping staircase, and concrete block construction. The stately main house sleeps 10, with two master suites. A highly functional carriage house, with full staircase, sleeps 4 and sits atop a 2 car garage. This lovely home is just steps to the tennis courts, playground, Coquina Pool, and beach walkovers A & B. Walkover A is one of only 2 handicapped accessible beach access points in Rosemary. Very strong rental history. Rosemary Beach is an idyllic beachside community, with a bustling downtown, home to many excellent shopping and dining options. 3 large outdoor swimming pools, one indoor pool, tennis courts, a fitness center, numerous outdoor green spaces, a community playground, and mature landscaping are just a few of the unique features of Rosemary Beach. Owners will have exclusive access to the Owners Club as well.



Built in 2004

Essential Information

MLS® #

917542

Price	\$3,798,000
Bedrooms	4
Sold Price	\$3,700,000
Bathrooms	4.00
Date Sold	2023-05-15
Full Baths	4
Days until Sold	82
Square Footage	2,804
Acres	0.11
Year Built	2004
Type	Residential
Sub-Type	Detached Single Family
Style	Southern
Status	Sold

Community Information

Address	37 Abaco Lane
Area	18 - 30A East
Subdivision	ROSEMARY BEACH
City	Rosemary Beach
County	Walton
State	FL
Zip Code	32461

Amenities

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

Interior

Interior Features	Floor Hardwood, Furnished - All, Kitchen Island, Plantation Shutters, Woodwork Painted
Appliances	Auto Garage Door Opn, Cooktop, Dishwasher, Disposal, Dryer, Fire Alarm/Sprinkler, Freezer, Microwave, Oven Self Cleaning, Refrigerator,

	Refrigerator W/IceMk, Smoke Detector, Washer
Heating	Heat - Two or More
Cooling	AC - 2 or More, Ceiling Fans, Water Heater - Two +
# of Stories	3

Exterior

Exterior	Block, Concrete, Siding Wood, Stucco, Trim Wood
Exterior Features	Balcony, Columns, Fenced Lot-Part, Guest Quarters, Pool - Heated, Pool - In-Ground, Porch
Lot Description	Covenants, Dead End
Roof	Block

School Information

Elementary	Dune Lakes
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	454
Zoning	City, Deed Restrictions
HOA Fees	1395.00
HOA Fees Freq.	Quarterly

Listing Details

Listing Office	Scenic Sotheby's International Realty
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