

# \$6,495,000 - 26 Atwoods Court, Rosemary Beach

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MLS® #918224

**\$6,495,000**

4 Bedroom, 5.00 Bathroom, 2,192 sqft

Residential on 0.05 Acres

Rosemary Beach, Rosemary Beach, FL

Offering gulf front living and panoramic vistas in Rosemary Beach, 26 Atwoods captures the essence of coastal living. Upon arrival, the home's exterior is graced with beautiful jasmine vine, while the courtyard living space is a beautiful prelude to the bright coastal interiors within this captivating gulf front gem. The first level primary suite provides a cozy fireplace and large outdoor porch for private moments listening to the gulf and contemplating the day. Level 1 also includes a guest bedroom with ensuite bath and laundry area. Ascending to the second level, stunning gulf views and natural light flood the living area and kitchen. Three sets of french doors with transoms create a wall of windows to highlight the emerald waters and majestic dunes. A second fireplace in the living area along with vaulted ceilings and nickel gap walls are a gracious backdrop to the views outside. Head outside to enjoy the grand porch that spans the width of the home. A 3rd floor loft tops the home with a queen bed and full bath. The whimsical carriage home adds another bedroom with additional kitchen, laundry and bathroom. Designed by architect Ken Tate and featured in Coastal Living magazine, this inspired home captures the essence of the Rosemary Beach lifestyle.



Built in 1999

## Essential Information

MLS® #	918224
Price	\$6,495,000
Bedrooms	4
Sold Price	\$6,410,000
Bathrooms	5.00
Date Sold	2023-04-14
Full Baths	4
Days until Sold	42
Half Baths	1
Square Footage	2,192
Acres	0.05
Year Built	1999
Type	Residential
Sub-Type	Detached Single Family
Style	Beach House
Status	Sold

### Community Information

Address	26 Atwoods Court
Area	18 - 30A East
Subdivision	Rosemary Beach
City	Rosemary Beach
County	Walton
State	FL
Zip Code	32461

### Amenities

Amenities	Beach, Exercise Room, Pets Allowed, Picnic Area, Playground, Pool, Tennis, Waterfront
Utilities	Electric, Gas - Natural, Public Sewer, Public Water, TV Cable
Parking Spaces	1
Parking	Garage Detached
# of Garages	1
Is Waterfront	Yes
Waterfront	Gulf
Has Pool	Yes
Pool	Community

### Interior

Interior Features	Built-In Bookcases, Ceiling Vaulted, Fireplace Gas, Floor Hardwood, Furnished - All, Owner's Closet
Appliances	Cooktop, Dishwasher, Dryer, Microwave, Refrigerator, Smoke Detector, Stove/Oven Gas, Washer, Wine Refrigerator
Heating	Heat - Two or More
Cooling	AC - 2 or More, Ceiling Fans
Fireplace	Yes
Fireplaces	Fireplace Gas
# of Stories	2

### **Exterior**

Exterior	Block, Concrete, Roof Metal, Stucco
Exterior Features	Deck Open, Porch
Lot Description	Within 1/2 Mile to Water
Roof	Block, Roof Metal

### **School Information**

Elementary	Dune Lakes
Middle	Emerald Coast
High	South Walton

### **Additional Information**

Days on Website	443
Zoning	Resid Single Family
HOA Fees	1405.00
HOA Fees Freq.	Quarterly

### **Listing Details**

Listing Office	Scenic Sotheby's International Realty
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