$6,490,000 - 78 W Kingston Road, Inlet Beach

MLS® #990540

$6,490,000

5 Bedroom, 7.00 Bathroom, 5,288 sqft

Residential on 0.19 Acres

ROSEMARY BEACH, Inlet Beach, FL

Tucked behind a graceful arched drive and lush courtyard, this Rosemary Beach home delivers the kind of refined privacy that feels like a true escape, whether you are living here full-time, spending seasons by the coast, or offering it as a high-end rental.

Crafted in 2015 by Benecki Homes, the residence blends Mediterranean elegance with modern livability and comes FULLY FURNISHED. Step inside to soaring eleven-foot ceilings, peacock paver floors, and rich architectural detail at every turn. The main level opens seamlessly to a private courtyard and a patio off the primary suite, complete with a tranquil water feature, while a climate-controlled two-car garage rests beneath a separate carriage house. Mediterranean influences continue throughout the property with hand-troweled Venetian plaster, wrought iron balconies, a recessed entry, and arched mahogany doors that frame the pool and courtyard beyond. Designed by Melanie Turner Interiors and featured in Atlanta Homes and Lifestyles, the interior reveals soft textures and a coastal sophistication that feels inviting and warm.

The kitchen is truly a showpiece, created for both chefs and entertainers. It features natural limestone counters, a Wolf range, dual Sub-Zero refrigerators, two Asko dishwashers, and beautifully tailored cabinetry. Gather around the oversized island or beneath the

statement candelabra in the dining space. A hidden bar with underlit shelving and a nearby wet bar keeps everything flowing with ease.

Two primary suites, one upstairs and one on the main level, each offer freestanding soaking tubs and walk-in showers that create a spa-like retreat. The home's Control4 smart system makes every detail intuitive, from lighting and sound to security and media.

Outdoors, the covered loggia invites both slow mornings and lively evenings. Enjoy the grand fireplace, the TV setup, and the sparkling heated saltwater pool just steps away.

All of this is set within Rosemary Beach, one of 30A's most coveted coastal communities where cobblestone streets, gas-lit walkways, and European-inspired architecture blend with the relaxed rhythm of the Gulf.

Built in 2015

Essential Information

MLS® #	990540
Price	$6,490,000
Sold Price	$6,300,000
Date Sold	$2026-02-13
Bedrooms	5
Bathrooms	7.00
Full Baths	6
Half Baths	1
Square Footage	5,288
Acres	0.19
Year Built	2015
Type	Residential
Sub-Type	Detached Single Family
Style	Mediterranean
Status	Sold

Community Information

Address	78 W Kingston Road
Area	18 - 30A East
Subdivision	ROSEMARY BEACH
City	Inlet Beach
County	Walton
State	FL
Zip Code	32461

Amenities

Utilities	Electric, Gas - Natural, Phone, Public Sewer, Public Water
Parking	Garage Detached
# of Garages	2
Has Pool	Yes
Pool	In Ground

Interior

Interior Features	Crown Molding, Fireplace, Kitchen Island, Recessed Lighting, Pantry, Washer/Dryer Hookup, Wet Bar
Appliances	Dishwasher, Disposal, Dryer, Microwave, Range Hood, Refrigerator, Washer
Heating	Central, Gas - Natural
Cooling	Central Air
Fireplace	Yes
Fireplaces	EPA Qualified Fireplace
# of Stories	2

Exterior

Exterior Features	Balcony
Lot Description	Interior Lot, Sidewalk
Windows	Window Treatments
Construction	Block, Stucco

School Information

Elementary	Dune Lakes
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	319

Zoning	Resid Single Family
HOA Fees	1395
HOA Fees Freq.	Quarterly

Listing Details

Listing Office	Compass

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