

Mercado Penthouse Unit 3D

Lowest price on South Side \$2,150,000

And Lowest Price per Square Foot \$698

Grand two story condo south of 30A in Rosemary Beach with 4 bedrooms- all with en suite baths, private 2nd level lockout, and 639 sq.ft. of covered balcony space. The double door entry into the Mercado 3D opens to a grand two level foyer with beautiful crystal chandelier. The first level of this spacious unit features an open kitchen and dining area, 1st level Master Suite, and living area opening onto the large first level covered balcony overlooking Rosemary Beach Town Center. The 2nd level features two private Guest Rooms - one King & one Queen - both with private en suite baths, as well as the 2nd level Master Suite lockout with private entrance and covered balcony offering a glimpse of the emerald waters of the Gulf. With 3,077 square feet of living space

CMA [Report for Rosemary South Side Listings Sorted by List Price per Square Feet](#)

- It is the 'Penthouse' at the Mercado - there is a private coded elevator in the building, but it does not open into the unit directly
- 4BR, 2 levels, all en suite baths, 3 balconies, private master lockout on the 2nd level, new furnishings by Lovelace interiors, covered parking and elevator!
- offering 2 years of COA dues paid up front - a savings of over \$30K
- of \$150K - recently confirmed this number with Kristen
- Lowest \$/sq.ft. of anything on the South side at \$698/sq.
- Sellers in the process of kitchen upgrade with new Quartz countertops & Subway Tile backsplash. The the first level - excluding 1st lever bedroom - will be repainted the Ivory color that is there. This will continue up to the 2nd level landing - bottom line no walls will be blue. The Subway tile being used for the backsplash will be used in the 1st floor shower, but on a vertical stack.
- Recent appraisal over the list price at \$2.156M
- 2 new HVACs installed two weeks ago

Click here for [Property Website with all the details including Financials](#)

