



# Family-friendly, luxurious three-story homes nestled next to Rosemary Beach with panoramic views of 30A

Enjoy 30A's sunshine and beaches year-round at Twin Palms, a stylish collection of family-friendly luxurious homes with incredible rooftop living in a cozy community in quiet Inlet Beach. Located just steps from Rosemary Beach and a short drive to 30A's quaint beach towns, Destin, and Panama City Beach, you can have it all at your doorstep: surf, sand, shops, dining, and outdoor adventure.

The luxurious beachside homes at Twin Palms make entertaining a breeze with spacious, flexible interiors and incredible views from the largest private rooftop terraces on 30A. Oversized two-car garages offer storage space for two cars, a golf cart, bikes, and all of your beach toys. Designed with 10' ceilings and upscale finishes, life in this intimate community feels like a lush daily vacation.



Now selling from \$1.7M+  
in Inlet Beach



Peddler's Pavilion



30 Avenue



Amici 30A Italian Kitchen



Donut Hole



Panama City Beach

## An intimate community steps from 30A's Rosemary Beach within blocks of Inlet Beach access

Twin Palms is in the center of bustling 30A—steps from [Rosemary Beach](#)—but nestled in a quiet community without the noisy crowds. Inlet Beach access is just blocks from your front door, while [Panama City Beach](#), [Grand Boulevard](#) at [Sandestin](#), and Destin attractions are a short drive by car. Explore all of the exciting and unique beach towns along 30A—including Alys Beach, Seagrove Beach, Seaside, and Inlet Beach—as you travel from destination to destination.

Breakfast, lunch, and dinner plans are handled for you within a short walk, bike, or golf cart ride away. Wake up and walk to breakfast at [Donut Hole](#), the area's most popular breakfast joint, before grabbing lunch at [Cowgirl Kitchen](#), then settle in for a rooftop dining experience at [Pescado Seafood Grill & Rooftop Bar](#) in Rosemary Beach. The [30 Avenue](#) upscale shopping center and [Rosemary Beach](#) town square have everything you need, from clothing boutiques to gift shops, tea rooms, and ice cream shops within walking distance of your home.

In the Watersound development, a short drive from Inlet Beach, you'll find The Big Chill, a one-of-a-kind outdoor lifestyle destination with shopping, dining, and entertainment for the entire family. This family-friendly hotspot hosts live music, sports viewing parties, and so much more for everyone to enjoy.

Florida's Emerald Coast is known for its white sand beaches and incredible crystal clear ocean waters, but the beach isn't the only outdoor attraction. Nearby, enjoy nature trails at [Camp Helen State Park](#), watersports on [Lake Powell](#), or family-friendly amusement parks in Destin and Panama City Beach. The quaint beach towns along 30A, such as Seaside and Grayton Beach, offer hundreds of things to do, see, and experience within a short drive.



# Surrounding Locations

The growing 30A community surrounding Twin Palms has so much to offer - get to know everything in and around the neighborhood.

## POINTS OF INTEREST

Yolo Park	0.6 miles
Inlet Beach	0.9 miles
Camp Helen State Park	1 mile
Rosemary Beach	1.5 miles
Alys Beach	1.6 miles
Seacrest Beach	1.6 miles
Northwest Florida Beaches International Airport	1.9 miles
Panama City	21 miles
Destin	32.2 miles
Pensacola	79.5 miles
Tallahassee	118 miles





# Neighborhood Attractions

Next door to Rosemary Beach shopping, dining, and entertainment and just a short drive to all of 30A's charming beach towns, Destin, and Panama City Beach attractions.

**ADDITIONAL POINTS OF INTEREST**  
(many more points of interest not listed)

Category	Name	Distance
Grocery and Shopping	Crossings at Inlet Beach	.06 mile
	Publix	2.2 miles
	Winn Dixie	2.3 miles
Restaurants	Donut Hole	.08 mile
	Shades Bar & Grill	.1 mile
	Effin Egg	.2 mile
	Summer Kitchen Café	.5 mile
	Restaurant Paradis	.5 mile
	Amavida Coffee and Tea	.6 mile
	Pescado Seafood Grill and Rooftop	.6 mile
	The Pearl	.6 mile
	Beach & Brew Beer Garden	.7 mile
	Pizza by the Sea	.7 mile
Starbucks	.8 mile	
The Citizen	1.3 miles	
Medical	Emerald Coast Urgent Care	.6 mile
	Ascension Medical Group	.2 mile
	Coastal Family Practice	1.1 miles
Schools	Dune Lakes Elementary	6.1 miles
	Emerald Coast Middle	8.5 miles
	South Walton High	5.5 miles
Parks	Yolo Park	.6 mile
	Camp Helen State Park	1 mile
	Lake Powell Park	2.1 miles
Golf	Origins Golf Club	1.1 miles
Other Points of Interest	Beach Access	.1 mile
	Underground Pedestrian Pass	1 mile
	Rosemary Beach Fitness Center	.4 mile
	Rosemary Beach Racquet Club	.4 mile
Hotels	The Pearl	.6 mile



- SOLD
- AVAILABLE LOT
- MODEL LOT



# Community Map

Enjoy private neighborhood amenities where you can entertain friends and visit your neighbors.



# Community Amenities



## Private Rooftop Terraces

Your friends will be in awe of the views of 30A, Rosemary Beach, and Inlet Beach from your spacious, private rooftop terrace.



## Community Pool

Cool off with a quick dip in the private community pool, just steps away from your front door.



## Beach Access Within Blocks

Quiet Inlet Beach access, via a safe, underground pedestrian passway, is a 5-minute walk with access to miles of warm, white sand and crystal clear waters.

# Design Features & Finishes

## Luxurious, Family-Friendly Living

Twin Palms is a cozy, welcoming retreat for everyone to enjoy beachside living on magical 30A.

Three-story single family home floor plans feature incredible treetop views of 30A from the private, spacious rooftop terraces. With both covered and uncovered space for outdoor dining, entertainment, and relaxation, this bonus terrace level is the crown jewel atop a stylish, spacious home. You'll be living in beachside bliss with private sunset views while enjoying grilling for friends, or having a chef prepare a delicious meal for you and your loved ones.

Inside, homeowners enjoy three floors of luxurious living with five private bedrooms, including an oversized owner's retreat with a luxury spa bathroom. 10' ceilings and luxe design finishes throughout the main floor create an open plan for hosting friends and family from the living room, dining room, and chef's kitchen. The first level features a two-car garage with oversized storage space for a golf cart and bike, plus a private bedroom that can be used for a guest room, home office, or recreational area.

## Community Key Features



5 bedrooms



4.5 baths



2,900+ SF floorplans



Garage with bike & golf cart storage



Rooftop terrace

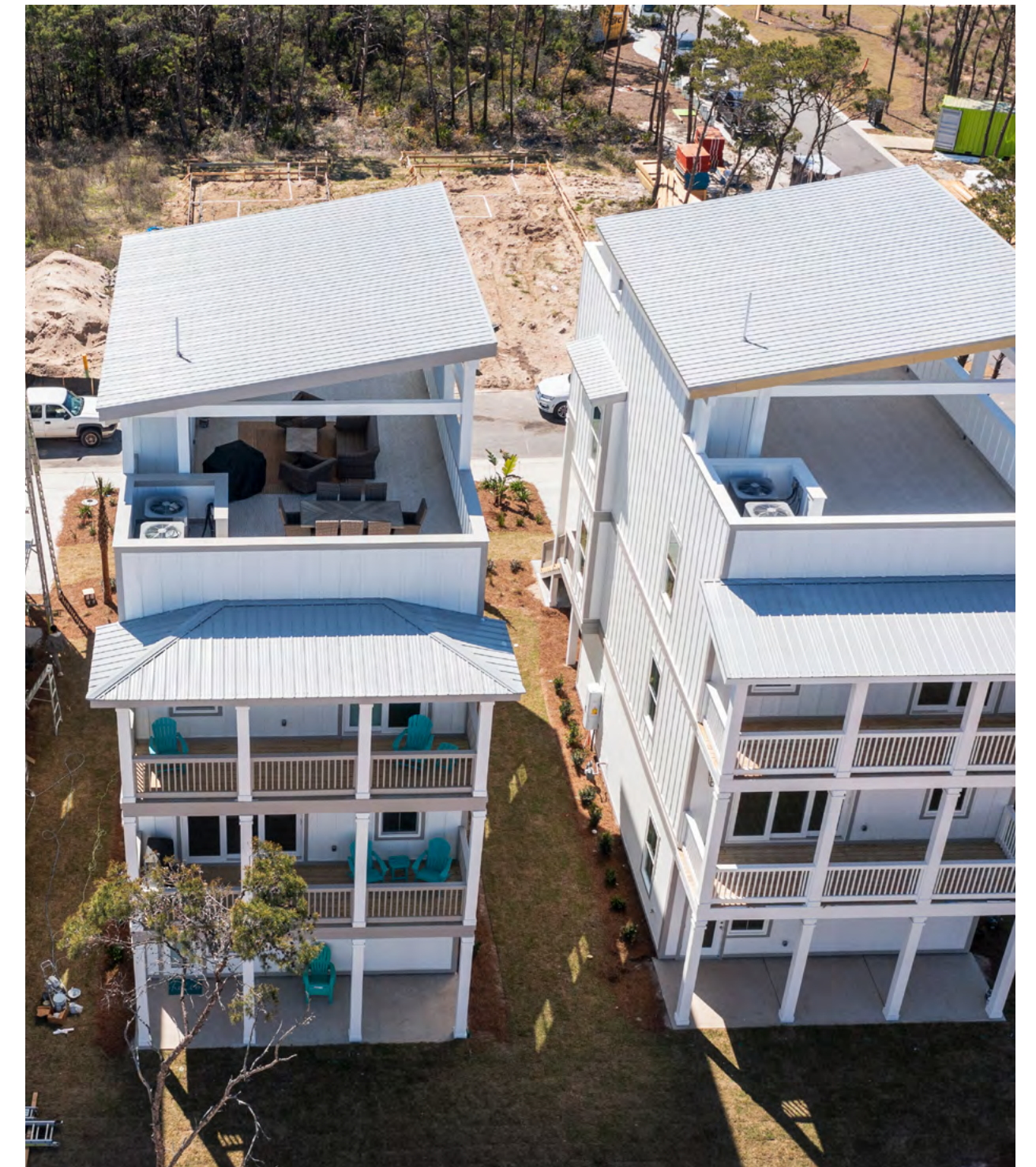


3-story homes

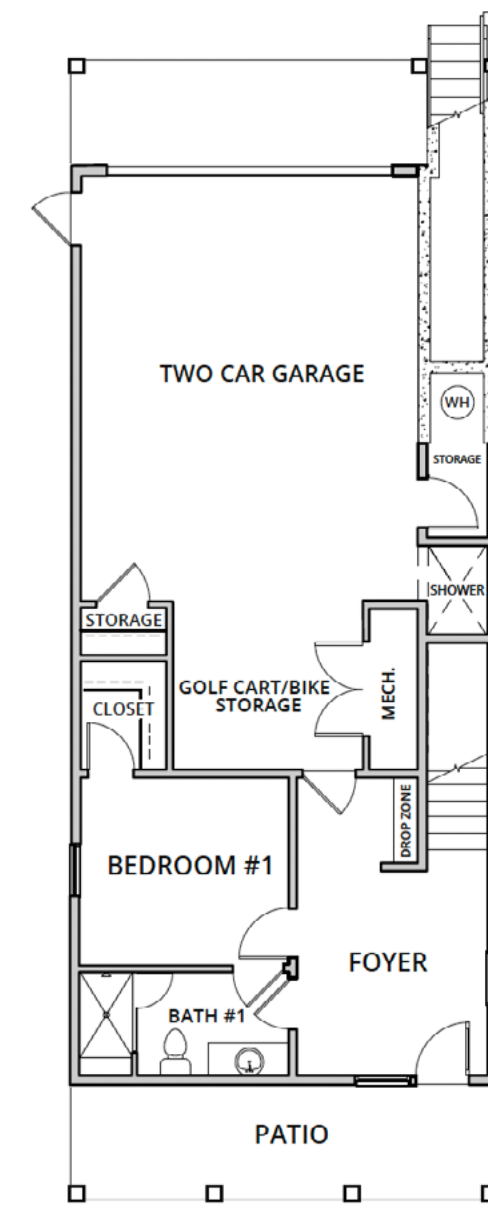
## Design Your Lifestyle With Us

At our state-of-the-art Design Studio, you can personalize your home's finishes to make it just your own.

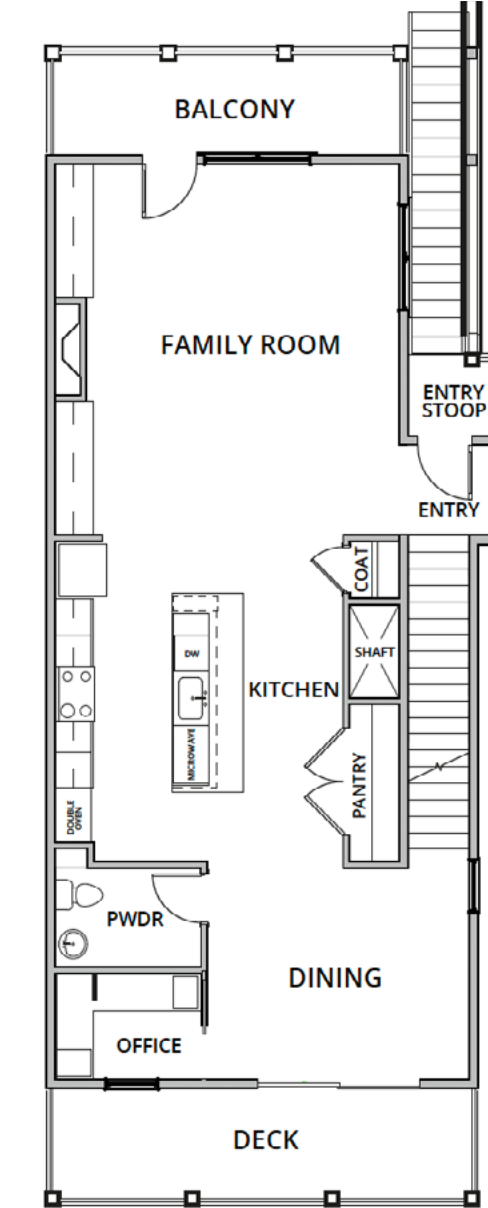
VIEW MODEL HOME



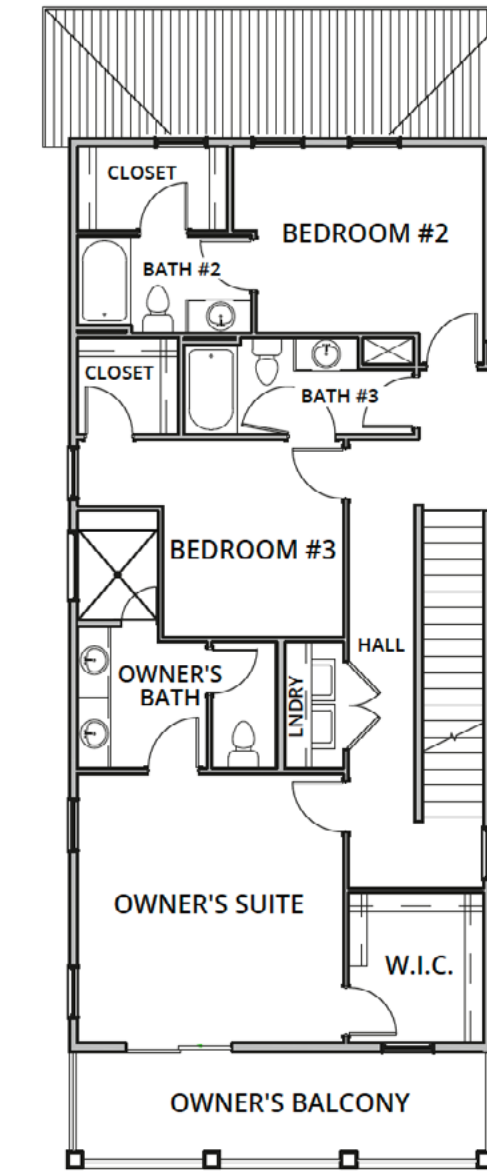
# The Heron 10



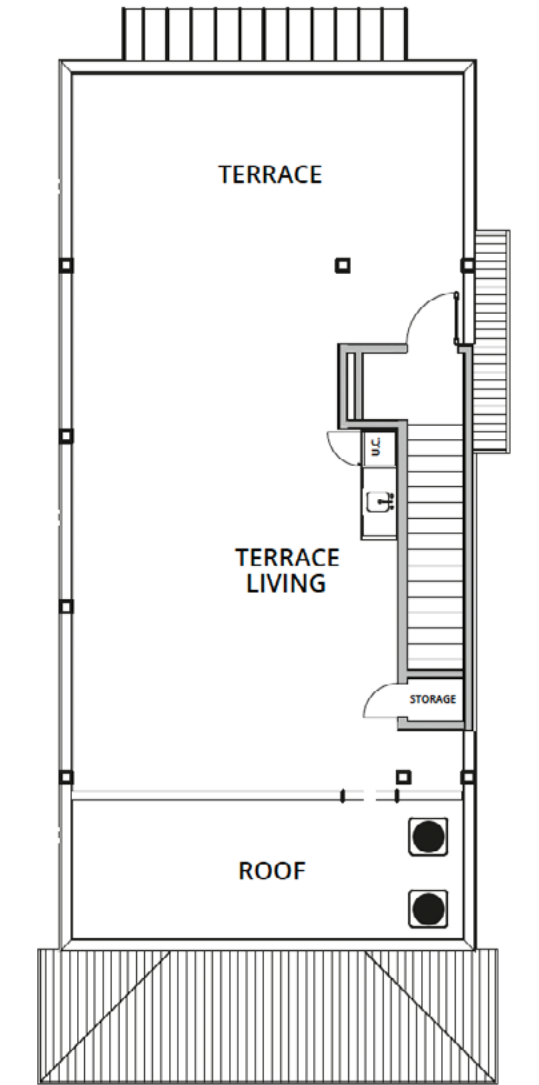
FIRST LEVEL



SECOND LEVEL



THIRD LEVEL



TERRACE LEVEL

## Floor Plan



5 bedrooms



4.5 baths



2,904 sqft



3 stories



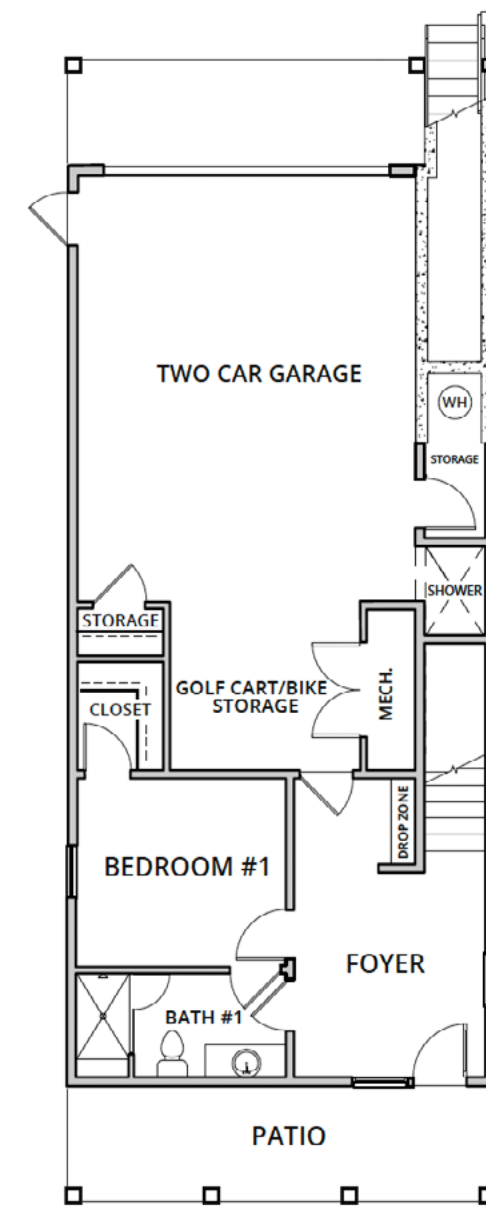
Terrace level

[SEE MORE FLOOR PLAN OPTIONS](#)

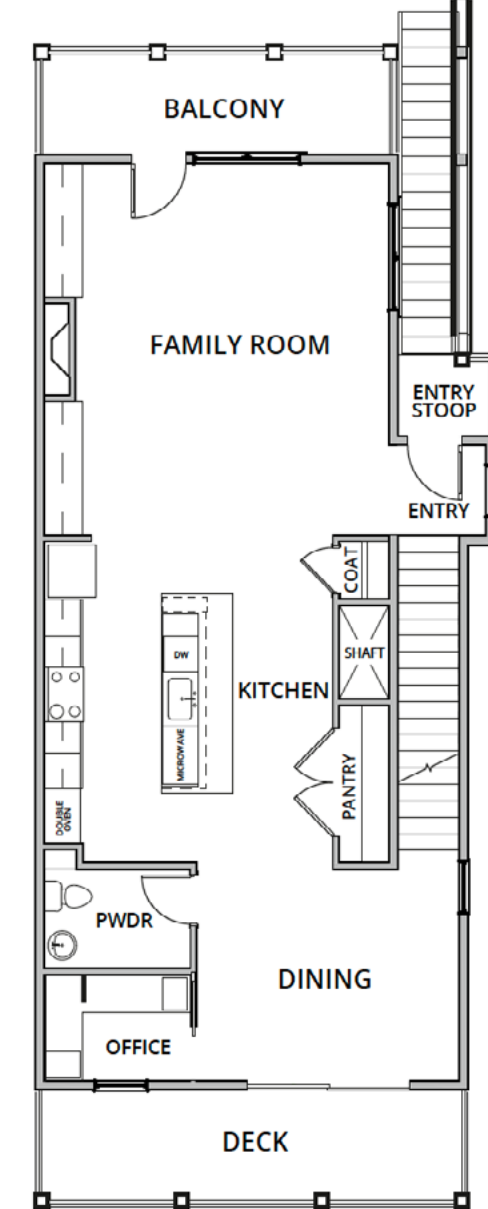
\*Floor plans and elevations are not to scale. Dimensions, square footage and other finish and fixture variations may occur. Porches, bedroom windows and garage doors may change depending on elevation – please refer to blueprints for specific details 10.20.22



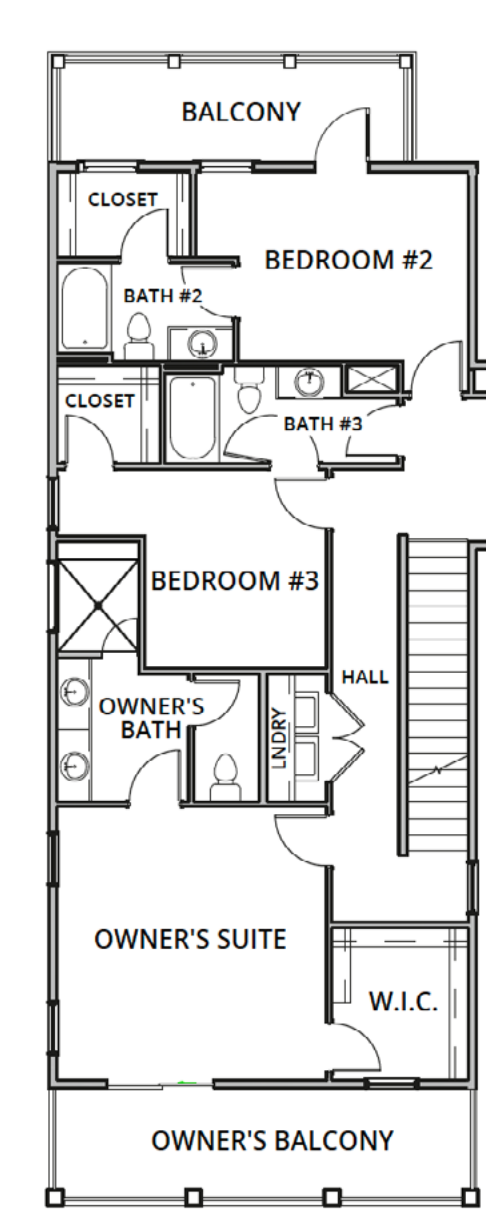
# The Heron 20



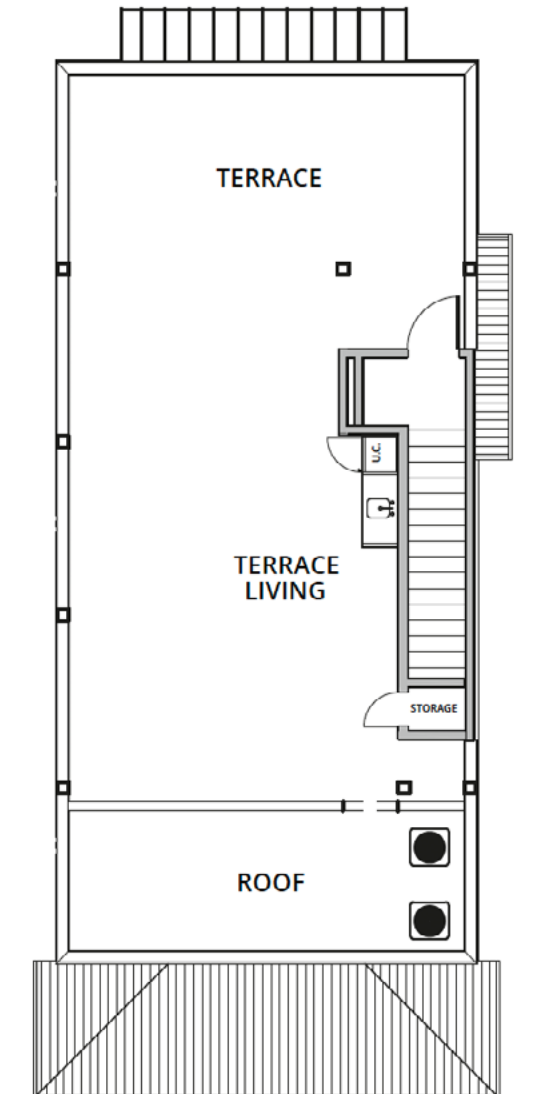
FIRST LEVEL



SECOND LEVEL



THIRD LEVEL



TERRACE LEVEL

## Floor Plan



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# Standard Features & Finishes

## Superior Interior Living Features

- 0' ceilings on all levels
- Smooth ceilings on all floors
- Ceiling Fans in All bedrooms and Family Room, 1 per porch and 2 on the rooftop
- Cat 5e and coax RG-6 in family room and bedrooms
- Dual USB Outlet in Kitchen
- 8'-6 panel interior doors
- 1x8 base moulding throughout, cased window openings
- Oak stained hand rail with metal ballusters per plan
- Powder room with decorative framed mirror and square pedestal sink with Chrome fixture with 4" spread
- Linear Fireplace
- LVP floors throughout main level and all bedrooms, LVP stairs throughout
- Fiberglass insulation in exterior wall cavities

## Gourmet Kitchen

- 42" upper maple cabinetry with crown molding, trash pull-out, light rail, dove-tail drawer construction with soft close\* with undercabinet lighting
- Quartz countertops with undermount stainless steel sink
- 1/3 HP garbage disposal
- Stainless faucet with handheld spray
- Kitchen-Aid® stainless kitchen appliance package to include vented professional hood (AK7536BS), 36" gas cooktop (KCGC506JSS), dishwasher (KDTM354ESS),
- double ovens (KODE500ESS), and under counter microwave (KMBP107ESS)

## Luxury Owners Retreat

- Raised height maple vanity cabinetry
- Quartz Countertops with white rectangle undermount sinks\*
- Decorative framed mirror
- Frameless shower with Chrome hardware
- Chrome fixtures with 8" spreads
- Ceramic tile on floor, shower wall, shower floor, and shower niche\*
- Spacious walk-in closet with ventilated shelving

## Secondary Bathrooms

- Raised height maple vanity cabinetry
- Granite countertops with white rectangle undermount sinks
- Chrome fixtures with 4" spreads
- Steel tub with ceramic tile surround in secondary baths
- Ceramic tile flooring in all secondary baths
- Semi-Frameless Shower with chrome hardware with ceramic tile floor and surround in bath #1

## Homeowner's Association

- Initiation fee - \$3,500
- Annual dues - \$350/monthly

## Customer Assurance

- Construction Kick Off Meeting \*\*
- Weekly communication with New Home Counselor and Project Manager
- Onsite blower door and duct testing for increased energy efficiency
- Customer Orientation and Final Walk-Through
- 1 year Limited Builders Warranty
- 10 year Limited Structural Warranty

## Uncompromising Exterior Quality

- Fiber cement siding and trim \*Per elevation
- Vinyl Impact Resistant windows
- 8' front door with glass accents\*
- Professionally designed landscaping and irrigated front and rear yards
- 5" galvanized aluminum gutters per plan
- Garage door with 2 remote openers
- Metal Roof or Flat Roof per Plan
- Exterior electrical outlets and
- Front / Rear / Rooftop hose bibs
- Secure deadbolt locks on all exterior doors, Touchscreen deadbolt on front door

\*PER PLAN  
\*\*DEPENDING ON STAGE OF CONSTRUCTION  
FEATURES ARE SUBJECT TO CHANGE AT ANY  
TIME AND WITHOUT NOTICE.  
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## Interested in learning more?

[Get in touch with our team.](#)

Our team is here to assist you on your home buying journey. After nearly four decades of experience building new construction homes, we're confident in our ability to deliver high-quality service for our homebuyers.

Our team is committed to the Brock Built promise—to help cultivate a sense of belonging, in desirable, convenient communities, with personalized finishing touches and innovation in our materials and craftsmanship. To prove it, every home we build comes with a [one-year Limited Warranty](#) and multiple touchpoints throughout the home building process.

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