

\$703,000 - 104 Sandtrap Road Unit 108, Miramar Beach

MLS® #922795

\$703,000

3 Bedroom, 3.00 Bathroom, 1,450 sqft
Attached Single Unit on 0.00 Acres

SPYGLASS T/H, Miramar Beach, FL

\$70,000 NET RENTAL GUARANTEE FOR 2024! Owner gets paid \$17,500 at the beginning of each quarter. This desirable unit is tailor-made for second homeowners in search of a beach home with a private backyard. Furthest from the street and backing onto a common wooded space, it's ideal for pet owners and those who appreciate peace and privacy. Completely updated, this three-bed, three-bath retreat is one of just nine units at Spyglass Townhomes and is in like-new condition having never been rented. Professionally furnished and recently painted, it's move-in ready. Multiple improvements include new wood-tile flooring through-out, new sinks in all bathrooms, new plumbing and LED lighting, and custom drapes in all rooms. The reverse floor plan maximizes the views with a spacious open living room on the second floor. The modern kitchen has everything you need for a relaxing weekend break or entertaining family and friends in the dining area. The kitchen facelift includes new cabinets, granite countertops, sink and plumbing fixtures, along with brand new stainless appliances. Sliding glass doors extend the living space outdoors onto the covered balcony with gulf glimpses through mature greenery. The first-floor master bedroom is light and spacious with a sitting area and custom window treatments. Two sets of sliding doors lead to the patio and private yard ensuring a sense of tranquility. The newly renovated master ensuite boasts Shaker



cabinets, retextured walls, new tiled shower and twin vanities. The first-floor guest bedroom has a new pocket door and attractive barn doors on the closet.

This townhome comes with two assigned parking spaces. The beach walkover is just 200 yards away for morning strolls with pelicans and dolphins. There's a community heated pool that has been recently renovated at the other end of the complex. Other improvements in the complex include a new roof (2021), doors, railings and exterior paint. Spyglass Townhomes has one of the lowest HOA's in the area. In addition to being a great full-time or vacation home, this unit can be used as either a short-term or long-term rental.

Built in 1998

Essential Information

MLS® #	922795
Sold Price	\$703,000
List Price	\$759,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,450
Acres	0.00
Year Built	1998
Type	Attached Single Unit
Sub-Type	Attached Single Unit
Style	Beach House
Status	Sold

Community Information

Address	104 Sandtrap Road Unit 108
Area	15 - Miramar/Sandestin Resort
Subdivision	SPYGLASS T/H
City	Miramar Beach

County	Walton
State	FL
Zip Code	32550

Amenities

Amenities	Pets Allowed, Pool
Utilities	Electric, Public Sewer, Public Water
Has Pool	Yes
Pool	Community

Interior

Interior Features	Ceiling Raised, Floor Tile, Furnished - Some, Window Treatment All
Appliances	Dishwasher, Disposal, Dryer, Fire Alarm/Sprinkler, Microwave, Refrigerator, Smoke Detector, Smooth Stovetop Rnge, Stove/Oven Electric, Washer
Heating	Heat High Efficiency, Heat Pump Air To Air
Cooling	AC - Central Elect, AC - High Efficiency
# of Stories	2

Exterior

Exterior	Roof Metal, Stucco
Exterior Features	Balcony, Deck Covered, Patio Covered
Lot Description	Covenants, Within 1/2 Mile to Water
Roof	Roof Metal

School Information

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	435
Zoning	Resid Multi-Family
HOA Fees	1800.00
HOA Fees Freq.	Quarterly

Listing Details

Listing Office	Scenic Sotheby's International Realty
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