

\$1,047,000 - 207 Sandy Cay Drive, Miramar Beach

MLS® #932875

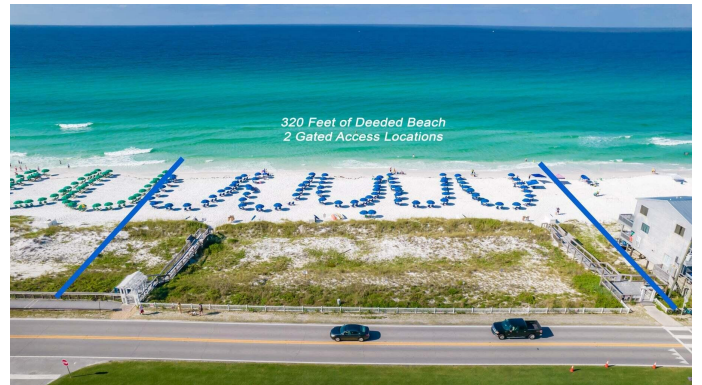
\$1,047,000

4 Bedroom, 2.00 Bathroom, 1,917 sqft
Detached Single Family on 0.19 Acres

PARADISE RETREAT, Miramar Beach, FL

Gated Beachside Community with 320' of Sugar White Sand, Private Deeded Bch. Home in sought after Paradise Retreat, a well planned high elevation Community with Rare No. & So. Entrance Gates. This well maintained, 4 Bedroom, 2 Bath Brick home with gas heated pool & Unique Florida Room, features; Gas Tankless Water Heater, 2 Car Garage/4 Car Driveway parking, tile flooring throughout. The Kitchen with breakfast Bar feature Granite Countertops & tile backsplash as do both baths. Primary Tub/Shower combo is tiled. Appliances; Refrig., DW, Washer/Dry are newly replaced. Garage Floor Epoxy Painted. Perfectly landscaped yard can be a Primary, 2nd Home or Vacation Rental. Rental Ready. Owner primary use is as 2nd home during peak STR season, Memorial Day to September 1st. Owner has some off season STR history of \$50K to \$65K. 2023 New Roof, HVAC, Refrig., DW; 2022 Washer & Dryer; 2018 Gas Tankless Hot Water Heater & Gas Pool Heater, see documents.

Scenic Gulf Drive has Bike/Pedestrian Paths and beach boardwalk along Scenic Gulf Dr. offering breathtaking Beach & Gulf Views. This Community is in a great location as is this home at an est. 400 yards from the beach. Also located close to one of South Walton's largest Public Beaches with Manmade, Dolphin Reef for snorkeling, parking areas & public bathrooms are near famous Pompano Joe's Beachside restaurant offering Caribbean style seafood & tropical cocktails for beach



front takeout ordering or dining in. Just 1 block to the west is Captain Dave's on the Gulf, the oldest Destin Restaurants and Kenny D's Cajun bar & eatery.

Built in 2004

Essential Information

MLS® #	932875
Sold Price	\$1,047,000
List Price	\$1,067,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,917
Acres	0.19
Year Built	2004
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Ranch
Status	Sold

Community Information

Address	207 Sandy Cay Drive
Area	15 - Miramar/Sandestin Resort
Subdivision	PARADISE RETREAT
City	Miramar Beach
County	Walton
State	FL
Zip Code	32550

Amenities

Amenities	Deed Access, Gated Community, Short Term Rental - Allowed
Utilities	Electric, Gas - Natural, Public Sewer, Public Water, TV Cable
Parking Spaces	2
Parking	Garage Attached
# of Garages	2
Has Pool	Yes
Pool	Pool - Gunite Concrct, Pool - Heated, Pool - In-Ground, Community,

Private

Interior

Interior Features	Breakfast Bar, Ceiling Crwn Molding, Ceiling Vaulted, Fireplace, Floor Tile, Furnished - All, Pantry, Split Bedroom, Washer/Dryer Hookup, Window Treatment All, Woodwork Painted
Appliances	Auto Garage Door Opn, Dishwasher, Disposal, Dryer, Microwave, Oven Self Cleaning, Refrigerator, Refrigerator W/IceMk, Smoke Detector, Stove/Oven Electric, Smooth Stovetop Rnge
Cooling	AC - Central Elect, AC - High Efficiency, Ceiling Fans
Fireplace	Yes
Fireplaces	Fireplace
# of Stories	1

Exterior

Exterior	Frame, Roof Dimensional Shg, Brick, Siding Vinyl, Trim Vinyl, Slab
Exterior Features	BBQ Pit/Grill, Fenced Back Yard, Fenced Privacy, Hurricane Shutters, Lawn Pump, Patio Covered, Patio Enclosed, Pool - Gunite Concrct, Pool - Heated, Pool - In-Ground, Porch, Porch Open, Sprinkler System, Rain Gutter
Lot Description	Covenants, Irregular, Restrictions, Sidewalk, Storm Sewer, Within 1/2 Mile to Water
Roof	Roof Dimensional Shg
Construction	Frame
Foundation	Siding Vinyl, Slab

School Information

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	297
Zoning	City, Resid Single Family
HOA Fees	1199.92
HOA Fees Freq.	Annually

Listing Details

Listing Office	Coldwell Banker Realty
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Listing information last updated on July 15th, 2024 at 11:33pm CDT