

# \$1,325,000 - 30 Paginet Road, Miramar Beach

MLS® #939796

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## \$1,325,000

4 Bedroom, 4.00 Bathroom, 3,228 sqft  
Detached Single Family on 0.14 Acres

AVALON BEACH ESTATES, Miramar Beach, FL

Premier location! Elegant custom-built home with PRIVATE beach just 150 yards from your front door. New floors, impact windows, high end appliances, solid core doors, televisions in every bedroom & new contemporary furniture means this house is perfect as a primary residence, second home or rental investment. There are 2 master bedrooms, one on the first floor. The oversized living room with its two-story ceiling is adjacent to the family room which boasts a gas burning fireplace. The second master bedroom, two guest bedrooms plus a loft/bedroom/office space complete the second floor. A pull-down staircase to the attic insures plenty of storage -in case the 8 closets & pantry are full. There is a 2 1/2 car garage that has room for a golf cart. Outside the spacious backyard has a newly tiled patio with gas stub to create the outdoor kitchen of your dreams. New roof, new sod, new irrigation system, new landscaping and fresh colorful flowers frame this bright white house.

In addition to the 500 plus feet of private, Avalon Beach Estates has a large community pool adjacent to the two pickleball courts, tennis court, plus shuffleboard and basketball. This full package of amenities is maintained with exceptionally low HOA dues. This vibrant community has many social events for homeowners so you will have instant friendships when you move in. This home is being sold fully furnished. Contents of closets, drawers and garage do not convey.



Built in 2002

## Essential Information

MLS® #	939796
Sold Price	\$1,325,000
List Price	\$1,450,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,228
Acres	0.14
Year Built	2002
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Mediterranean
Status	Sold

## Community Information

Address	30 Pagninet Road
Area	15 - Miramar/Sandestin Resort
Subdivision	AVALON BEACH ESTATES
City	Miramar Beach
County	Walton
State	FL
Zip Code	32550

## Amenities

Amenities	Beach, Pets Allowed, Pickle Ball, Pool, Short Term Rental - Allowed, Tennis
Utilities	Electric, Gas - Natural, Public Sewer, Public Water, TV Cable
Parking Spaces	3
Parking	Garage Attached
# of Garages	3
Has Pool	Yes
Pool	Community

## Interior

Interior Features	Fireplace Gas, Floor Hardwood, Floor Tile, Floor WW Carpet New,
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	Furnished - All, Owner's Closet, Pantry, Plantation Shutters, Pull Down Stairs, Renovated, Washer/Dryer Hookup, Window Treatment All
Appliances	Auto Garage Door Opn, Cooktop, Dishwasher, Disposal, Dryer, Microwave, Oven Self Cleaning, Range Hood, Smoke Detector, Stove/Oven Gas, Washer
Heating	Heat Cntrl Electric
Cooling	AC - 2 or More, AC - Central Elect, Ceiling Fans
Fireplace	Yes
Fireplaces	Fireplace Gas
# of Stories	2

## Exterior

Exterior	Frame, Roof Dimensional Shg, Slab, Stucco
Exterior Features	Patio Open
Lot Description	Cul-De-Sac
Windows	Double Pane Windows
Roof	Roof Dimensional Shg
Construction	Frame
Foundation	Slab

## School Information

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

## Additional Information

Days on Website	216
Zoning	Resid Single Family
HOA Fees	1200.00
HOA Fees Freq.	Annually

## Listing Details

Listing Office	NextHome on the Gulf
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