

# \$1,185,000 - 362 S Holiday Road, Miramar Beach

MLS® #919480

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## \$1,185,000

3 Bedroom, 3.00 Bathroom, 2,143 sqft  
Detached Single Family on 0.14 Acres

NO RECORDED SUBDIVISION, Miramar Beach, FL

UPDATE: BRAND NEW WATER HEATER & HVAC! METICULOUSLY MAINTAINED BEACH HOUSE IN THE HEART OF MIRAMAR BEACH IS TUCKED AWAY FOR PRIVACY. This home is only a block from your DEEDED BEACH ACCESS and offers plenty of parking. Enjoy 3 bedrooms, 3 bathrooms, 2021 6-Seater Street Legal Golf Cart, FRESH INTERIOR PAINT, and a plethora of second-to-none IMPROVEMENTS. This spacious and open floor plan home would make the perfect primary residence, second home, and/or vacation rental investment with GROSS RENTAL PROJECTIONS in excess of \$85K+. Downstairs you will enjoy the brand new tile floors in the kitchen, dining, living area, and laundry room, oversized owner's closet, 2 guest bedrooms with private custom bathrooms. Both bathrooms offer tiled walk-in showers, vanities, and ambiance lighting. Your BRAND NEW CUSTOM KITCHEN features new wood cabinets, quartz countertops, appliances, sink and custom pantry. On the second level you will find the spacious master bedroom, a second owners closet, with a private oversized balcony and a newly renovated custom bathroom featuring, double vanities with undermount sinks, tiled walk-in shower, and a freestanding soaking tub. On the third level is access to another private balcony/observation deck with fantastic views of Miramar Beach and perfect for reading a book, having a glass of wine, and/or relaxing! You and your guests are sure to



enjoy the spacious oasis in the back and side yards offering privacy and serenity, perfect for hosting. Recent improvements also include new pavers, fencing, landscaping, and automatic landscape lighting and irrigation system. With a central location you are a short golf cart ride to a plethora of restaurants, shopping in Destin Commons, Publix Grocery, and the sugar white sand beaches of the Emerald Coast! Come see 362 S Holiday Road and see why the BEACH LIFE is a good life! \*Buyer to verify all data, information, and/or dimensions provided herein and deemed important to Buyer prior to submitting an offer. \*\*This property will convey fully furnished with a small list of exclusions. 2021 Golf cart will convey as-is.

Built in 2003

### **Essential Information**

MLS® #	919480
Sold Price	\$1,185,000
List Price	\$1,250,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,143
Acres	0.14
Year Built	2003
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Sold

### **Community Information**

Address	362 S Holiday Road
Area	15 - Miramar/Sandestin Resort
Subdivision	NO RECORDED SUBDIVISION
City	Miramar Beach

County	Walton
State	FL
Zip Code	32550

### **Amenities**

Amenities	Beach, Deed Access
Utilities	Electric, Public Sewer, Public Water, TV Cable
Pool	Community, Private

### **Interior**

Interior Features	Floor Tile, Furnished - All, Newly Painted, Pantry, Renovated, Split Bedroom, Washer/Dryer Hookup, Window Treatment All, Floor Marble, Lighting Recessed, Owner's Closet, Shelving, Woodwork Painted
Appliances	Dishwasher, Disposal, Dryer, Microwave, Refrigerator W/IceMk, Smoke Detector, Smooth Stovetop Rnge, Stove/Oven Electric, Washer, Cooktop
Heating	Heat Cntrl Electric
Cooling	AC - Central Elect, Ceiling Fans
# of Stories	3

### **Exterior**

Exterior	Slab, Frame, Roof Metal, Roof Pitched, Siding Vinyl, Trim Vinyl
Exterior Features	Balcony, Fenced Privacy, Patio Covered, Renovated, BBQ Pit/Grill, Fenced Lot-Part, Lawn Pump, Patio Open, Porch, Porch Open, Sprinkler System
Lot Description	Interior, Level, Within 1/2 Mile to Water, Survey Available
Roof	Roof Metal, Roof Pitched
Construction	Frame
Foundation	Slab, Siding Vinyl

### **School Information**

Elementary	Van R Butler
Middle	Bay
High	South Walton

### **Additional Information**

Days on Website	481
Zoning	Resid Single Family
HOA Fees	0.00

### **Listing Details**

Listing Office

EXP Realty LLC

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Listing information last updated on July 16th, 2024 at 3:18am CDT