

# \$769,000 - 114 Mainsail Dr C31, MIRAMAR BEACH

MLS® #944276

## \$769,000

3 Bedroom, 2.00 Bathroom, 1,628 sqft  
Detached Single Family on 0.13 Acres

### MAINSAIL THE COTTAGES AT, MIRAMAR BEACH FL

5 minute walk from front door to beach on private property with no roads to cross! Looking to own a beach property but NOT a condo? Look no further. \$34K already booked for 2024! This 3 bdr+/2 ba HOME located at Mainsail, a beach front community in Miramar Beach, offers you resort living in a home! Over \$100K was invested in recent renovations which includes new flooring downstairs, fresh paint throughout, all cabinets updated to white, all new furniture and electronics, even has the latest framed tv's, shiplap, master bedroom closet converted into office/wet bar area, no carpet. On the first floor you are welcomed with the kitchen, dining and living area as well as 2 bedrooms and 1 bathroom. The living room and one of the bedroom stake you out to a nice private patio where you can enjoy some grilling and easy access to one of the pools. On the second floor is the primary bedroom with it's own private balcony. There is also a small bonus area ideal for kids sleeping hideaway. Whether you're looking for a vacation home, 2nd home or an investment property - you can't beat this. Live the beach life you've always dreamed of. Mainsail is a guarded gated community with amenities that include: 700 feet of deeded beach, two pools, tennis courts, pickleball courts, basketball court, shuffleboard courts, fitness room with vending machines & courtesy security patrol. Conveniently on Scenic Gulf Drive across from Silver Sands Outlet Mall & near fine dining, shopping, golfing, fishing, & the best water



recreational sporting activities along the Emerald Coast.

Built in 1992

### Essential Information

MLS® #	944276
Price	\$769,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,628
Acres	0.13
Year Built	1992
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Florida Cottage
Status	Active

### Community Information

Address	114 Mainsail Dr C31
Area	Miramar/Sandestin Resort
Subdivision	MAINSAIL THE COTTAGES AT
City	MIRAMAR BEACH
County	WALTON
State	FL
Zip Code	32550

### Amenities

Amenities	BBQ Pit/Grill, Beach, Community Room, Deed Access, Exercise Room, Game Room, Gated Community, Picnic Area, Pool, TV Cable Available, Tennis, Whirlpool, Pickle Ball
Utilities	Electric Available, Public Sewer Available, Public Water Available, TV Cable Available
Parking	Carport: Attached
Has Pool	Yes
Pool	Community, Private

### Interior

Interior Features	Breakfast Bar, Floor Laminate, Floor Tile, Washer/Dryer Hookup, Floor Hardwood, Floor Vinyl, Furnished - All, Newly Painted, Owner's Closet, Renovated, Window Treatment All
Appliances	Dishwasher, Disposal, Stove/Oven Electric, Dryer, Microwave, Refrigerator, Washer, Wine Refrigerator
Heating	Heat: Central Electric
Cooling	A/C: Central Electric, Ceiling Fans
# of Stories	2

## Exterior

Exterior	Foundation Slab On Grade, Roof Metal, Siding Stucco
Exterior Features	Patio Covered, Balcony
Lot Description	Restrictions, Within 1/2 Mile Of Water
Roof	Roof Metal
Foundation	Foundation Slab On Grade

## School Information

Elementary	VAN R. BUTLER
Middle	EMERALD COAST
High	SOUTH WALTON

## Additional Information

Zoning	Residential Single Family
HOA Fees	2456.00
HOA Fees Freq.	Quarterly

## Listing Details

Listing Office	Coastal Sands Properties LLC
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