

# \$1,150,000 - 2096 Olde Towne Ave, MIRAMAR BEACH

MLS® #952045

## \$1,150,000

4 Bedroom, 4.00 Bathroom, 2,168 sqft  
Detached Single Family on 0.17 Acres

CRYSTAL LAKE PHASE I, MIRAMAR BEACH, FL

This upscale beach home with carriage house enjoys tranquil lake views from the shady front porch and living area. Located in the quaint community of Crystal Lake within Sandestin Golf and Beach Resort, this charming cottage is set behind a white picket fence with a brick-paved path to the door. Enjoy unobstructed views across the yard to the spring-fed lake from rocking chairs on the extensive wraparound porch. Experience quality time relaxing with family and friends, sharing sunsets after a day at the beach or golf. The large open living area with serene lake vistas has polished wood flooring and a cozy gas fireplace creating a homely ambiance for entertaining and relaxing. Cooks will appreciate the contemporary kitchen with quartz counters, central island and attractive tumbled marble backsplash. The white marquis kitchen cabinets house Wolf appliances and a Sub-Zero built-in refrigerator while two pantries keep everything neatly stored away. Family meals can be enjoyed together in the adjoining dining area. With four bedrooms plus a bunk room for six, the home can comfortably sleep 14. The first floor master suite provides direct access to the screened porch that spans the length of the first floor for reading, snoozing, and enjoying lush landscaped and water views. The second floor guest suite and bunk room with six built-in bunk beds can be accessed from the living area up a spiral staircase or using the spacious outdoor staircase. The separate carriage house



provides independent space for guests with a garage on the first floor and a bedroom suite with full bath above. The spacious lawned lot has plenty of parking, an outdoor bar area and two outdoor showers for rinsing off. It's well located for days at the beach, swimming and shelling. Recent improvements include HVACs (2020), water heater (2021), a whole house generator (2022), Remi Halo Disinfection device on HVAC system (2020) and exterior home painted in 2021. Crystal Lake residents are permanent or second homeowners - no short term rentals are allowed. With endless recreation available on the 2,400-acre Sandestin resort, days will be filled with boutique shopping, fine dining, tennis, championship golf, boating and fishing from Baytowne Wharf.

Built in 1993

### **Essential Information**

MLS® #	952045
Price	\$1,150,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	2,168
Acres	0.17
Year Built	1993
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Florida Cottage
Status	Active

### **Community Information**

Address	2096 Olde Towne Ave
Area	Miramar/Sandestin Resort
Subdivision	CRYSTAL LAKE PHASE I
City	MIRAMAR BEACH

County	WALTON
State	FL
Zip Code	32550

### **Amenities**

Amenities	Dumpster, Gated Community, Pool, Waterfront, Beach, Deed Access, Golf, Marina, No Short Term Rental, TV Cable Available, Tennis, Pets Allowed, Pickle Ball
Utilities	Electric Available, Public Sewer Available, Public Water Available, Gas - Natural, Phone Available, TV Cable Available
Parking Spaces	1
Parking	Garage: Detached
# of Garages	1
Water View	Lake
Has Pool	Yes
Pool	Community, Private

### **Interior**

Interior Features	Kitchen Island, Window Treatment All, Ceiling Crwn Molding, Fireplace Gas, Floor Hardwood, Furnished - Some
Appliances	Cooktop, Dishwasher, Disposal, Dryer, Microwave, Smoke Detector, Washer, Refrigerator
Cooling	Ceiling Fans, A/C: Two Or More
Fireplace	Yes
Fireplaces	Fireplace Gas
# of Stories	2

### **Exterior**

Exterior	Frame, Roof Metal, Siding CmntFbrHrdBrd
Exterior Features	Balcony, Porch Covered, Sprinkler System, Patio Open, Porch Screened
Lot Description	Covenants, Restrictions
Roof	Roof Metal
Construction	Frame

### **School Information**

Elementary	VAN R. BUTLER
Middle	EMERALD COAST
High	SOUTH WALTON

### **Additional Information**

Zoning	Residential Single Family
HOA Fees	432.08
HOA Fees Freq.	Monthly

### **Listing Details**

Listing Office            Scenic Sotheby's International Realty

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Listing information last updated on August 15th, 2024 at 11:30pm CDT