

# \$2,750,000 - 216 Sandtrap Rd, MIRAMAR BEACH

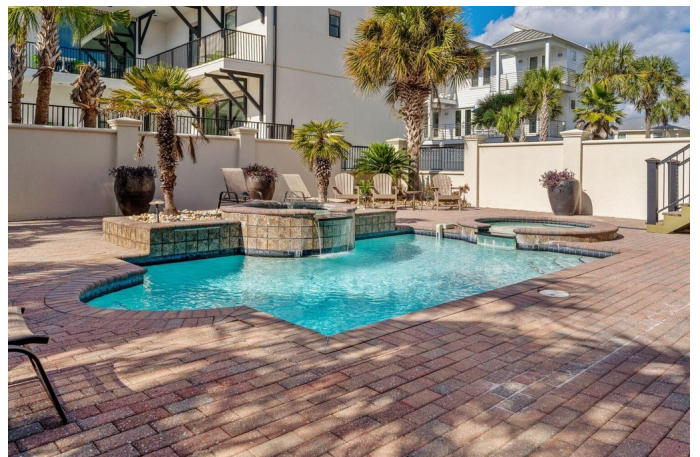
MLS® #954297

## \$2,750,000

5 Bedroom, 5.00 Bathroom, 4,960 sqft  
Detached Single Family on 0.17 Acres

Sandtrap Road, MIRAMAR BEACH, FL

3 New HVAC systems, 3rd floor gulf views, no public parking at the beach access, so the beach is low density all year, flood zone X, no flood insurance required, NO HOA and over 108K on the books for 2024 and counting, with all winter owner usage until March 2024. This remarkable Miramar Beach residence, meticulously designed to accommodate up to 18 guests for an unparalleled luxurious experience. The lower level unveils three lavish bedrooms, two bathrooms, an entertainment haven, and an exquisite wet bar, ensuring a seamless and sophisticated hosting experience. Transitioning to the second level, a vast open-plan living space unfolds, leading to a 372-square-foot covered balcony that commands breathtaking Gulf vistas. The state-of-the-art gourmet kitchen, equipped with top-tier appliances, granite countertops, and a gas stove, caters to the culinary aspirations of enthusiast. The primary living area, adorned with an abundance of windows and a contemporary fireplace, invites you to unwind in unparalleled style. Descend to the lower level to discover a recreational haven, complete with additional kitchen space, creating the perfect setting for entertainment. Meanwhile, four carefully curated bedrooms, some featuring private balconies, ensure that each resident enjoys a spacious retreat to call their own. Enjoy the lap of luxury, surrounded by a backyard oasis boasting a rejuvenating pool and an enticing hot tub. Enhanced by multiple balconies offering panoramic views of



the azure coastline, this residence elevates your experience with the added convenience of an elevator. Revel in the refined, airy design that defines every inch of this dwelling. Ascend to the third level and embrace the secluded sanctuary of the private Master Suite, featuring a serene seating area, expansive walk-in closet, indulgent walk-in shower, and spa-like amenities. Whether by stairs or a convenient elevator, each level exudes an air of sophistication while offering the utmost in accessibility.

Reflecting the timeless charm of New Orleans' architectural allure, this residence seamlessly combines classic elegance with modern comforts. Its proximity to local boutiques and culinary delights enhances the overall appeal, creating an idyllic retreat that captures the essence of relaxed opulence and effortless coastal living. Beyond the confines of the community, relish in the premier location just minutes away from the Baytowne Marina, Sandestin Tennis Center, and The Village of Baytowne Wharf. Embrace a lifestyle characterized by unparalleled elegance and convenience in this coastal gem, seamlessly blending modern luxury with timeless charm.

Built in 2006

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | 954297      |
| Price          | \$2,750,000 |
| Bedrooms       | 5           |
| Bathrooms      | 5.00        |
| Full Baths     | 4           |
| Half Baths     | 1           |
| Square Footage | 4,960       |
| Acres          | 0.17        |
| Year Built     | 2006        |

|          |                        |
|----------|------------------------|
| Type     | Detached Single Family |
| Sub-Type | Detached Single Family |
| Style    | New Orleans            |
| Status   | Active                 |

### **Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 216 Sandtrap Rd          |
| Area        | Miramar/Sandestin Resort |
| Subdivision | Sandtrap Road            |
| City        | MIRAMAR BEACH            |
| County      | WALTON                   |
| State       | FL                       |
| Zip Code    | 32550                    |

### **Amenities**

|                |   |
|----------------|---|
| Amenities      | Beach, Short Term Rental - Allowed  |
| Utilities      | Electric Available, Gas - Natural, Public Sewer Available, Public Water Available, TV Cable Available |
| Parking Spaces | 2   |
| Parking        | Garage: Attached  |
| # of Garages   | 2   |
| Water View     | GULF  |
| Has Pool       | Yes   |
| Pool           | Pool - Heated, Pool - In-Ground, Private, Community   |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Breakfast Bar, Ceiling Crwn Molding, Ceiling Raised, Ceiling Tray/Cofferd, Elevator, Floor Hardwood, Furnished - All, Owner's Closet, Pantry, Shelving, Wet Bar, Fireplace, Lighting Recessed                       |
| Appliances        | Auto Garage Door Opn, Dishwasher, Disposal, Dryer, Ice Machine, Microwave, Refrigerator W/Ice Maker, Smoke Detector, Stove/Oven Gas, Washer, Wine Refrigerator, Cooktop, Fire Alarm/Sprinkler, Freezer, Oven Double |
| Heating           | Heat: Two Or More   |
| Cooling           | A/C: Two Or More, Ceiling Fans, A/C: High Efficiency  |
| Fireplace         | Yes   |
| Fireplaces        | Fireplace   |
| # of Stories      | 3   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Siding Stucco   |
| Exterior Features | Balcony, Fenced Back Yard, Fenced Privacy, Pool - Heated, Pool - In-Ground, Hot Tub |
| Windows           | Double Paned Windows  |

### **School Information**

|            |               |
|------------|---------------|
| Elementary | VAN R. BUTLER |
| Middle     | EMERALD COAST |
| High       | SOUTH WALTON  |

### **Additional Information**

|          |                           |
|----------|---------------------------|
| Zoning   | Residential Single Family |
| HOA Fees | 0.00                      |

### **Listing Details**

|                |                      |
|----------------|----------------------|
| Listing Office | Corcoran Reverie SRB |
|----------------|----------------------|

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