

# \$1,450,000 - 301 Sand Myrtle Trail, DESTIN

MLS® #949888

## \$1,450,000

3 Bedroom, 3.00 Bathroom, 3,366 sqft  
Detached Single Family on 0.47 Acres

### KELLY PLANTATION S/D, DESTIN, FL

Welcome to your dream home in the coveted neighborhood of Kelly Plantation. This impeccable updated brick residence, situated on one level, is an entertainer's paradise and a haven for families alike. A welcoming cobblestone semi-circular driveway leads to a covered entrance inviting you into the spacious interior full of natural light throughout. Upon entering the home, you will be welcomed into a large foyer and living room with 12 foot ceilings and a separate dining room great for hosting family gatherings or large dinner parties. The kitchen is a chef's delight, boasting ample storage and workspace, white cabinets, a beautiful glass tile backsplash, new granite countertops, stainless steel appliances, a large walk-in pantry and island cooktop offering additional seating. The kitchen opens to the large family room with a gas fireplace and dining nook that overlooks the beautiful pool and lanai. The split floor plan offers three bedrooms including a luxurious primary bedroom with en suite and a large two-sided walk-in closet, while a spacious Jack and Jill bathroom conveniently connects the second and third bedrooms. Chihuly-style designer lighting makes an eye-catching statement throughout the home along with the luxury vinyl plank floors and deep coved ceilings. Step outside to the screened lanai, where outdoor living centers around the beautiful saltwater pool and bubbling spa. The fenced backyard, a rarity in Kelly Plantation, overlooks mature trees and a



natural preserve, ensuring privacy and serenity. This immaculate home showcases over \$200,000 worth of updates and improvements, including the renovated kitchen and bathrooms, a freshly painted exterior, new water heater, air conditioner units, and professionally landscaped grounds with extensive landscape lighting. The three-car side entry garage offers ample parking and storage space. Situated on almost half an acre, the property is just a short walk from the bay, providing easy access to fishing, kayaking, and paddleboarding. Kelly Plantation is renowned for its excellent amenities, including an 18-hole golf course, tennis and pickleball courts, walking trails, a dog park, fitness center, community pool, children's play areas and an equestrian center.

The owner's club is the perfect place to socialize with your friends and neighbors, while beautiful sandy beaches, restaurants and shops await just beyond the gated entrance. Don't miss out on the opportunity to make this exquisite property your own and experience the ultimate in luxury living at Kelly Plantation.

Built in 1997

### **Essential Information**

MLS® #	949888
Price	\$1,450,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	3,366
Acres	0.47
Year Built	1997
Type	Detached Single Family

Sub-Type	Detached Single Family
Style	Contemporary
Status	Active

### Community Information

Address	301 Sand Myrtle Trail
Area	Destin
Subdivision	KELLY PLANTATION S/D
City	DESTIN
County	OKALOOSA
State	FL
Zip Code	32541

### Amenities

Amenities	BBQ Pit/Grill, Gated Community, Pickle Ball, Picnic Area, Playground, Pool, Stables, Tennis
Utilities	Public Water Available
Parking Spaces	3
Parking	Carport: Attached
# of Garages	3
Has Pool	Yes
Pool	Pool - Enclosed, Pool - Gunite Concrct, Pool - In-Ground, Private

### Interior

Interior Features	Breakfast Bar, Ceiling Raised, Fireplace Gas, Floor Vinyl, Kitchen Island, Lighting Recessed, Pantry, Plantation Shutters, Split Bedroom, Washer/Dryer Hookup
Appliances	Auto Garage Door Opn, Cooktop, Dishwasher, Disposal, Microwave, Refrigerator, Refrigerator W/Ice Maker
Cooling	A/C: Two Or More
Fireplace	Yes
Fireplaces	Fireplace Gas
# of Stories	1

### Exterior

Exterior	Siding Brick All, Siding Brick Some
Exterior Features	Fenced Back Yard, Patio Covered, Pool - Enclosed, Pool - Gunite Concrct, Pool - In-Ground, Porch Screened, Renovated, Separate Living Area, Sprinkler System

### School Information

Elementary	DESTIN
Middle	DESTIN
High	Destin

### **Additional Information**

Zoning	City, Residential Single Family
HOA Fees	899.00
HOA Fees Freq.	Quarterly

### **Listing Details**

Listing Office	Scenic Sotheby's International Realty
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