

# \$2,899,900 - 319 Ellis Rd, MIRAMAR BEACH

MLS® #955322

## \$2,899,900

8 Bedroom, 9.00 Bathroom, 5,304 sqft  
Attached Single Unit on 0.16 Acres

Shades of Blue, MIRAMAR BEACH, FL

Welcome to Coastal Charmer, a stunning residence and exceptional short term rental opportunity in the heart of Miramar Beach! This recently constructed, three-story masterpiece boasts over 5,000 square feet of luxurious living space and is just a five-minute walk from pristine beach access, along with countless dining and entertainment options. With no HOA and the lowest price per square foot for recent construction, this home is an unparalleled find steps from the Gulf of Mexico. The open-concept living and dining area is accentuated by high ceilings and pristine white shiplap walls, creating an inviting atmosphere for both relaxation and entertaining. The property comes fully furnished with upgraded, professionally designed interiors and custom furniture. Coastal Charmer features eight spacious bedrooms, each with its own private ensuite bathroom, including six king master suites and two bunk rooms with queen beds.

Entertain guests in the expansive main areas, complete with two living areas featuring three refrigerators, an ice maker, and a drink fridge. The home offers endless entertainment options, including two dedicated gaming rooms with a pool table, foosball table, and ping pong table. High-speed Wi-Fi and smart TVs with Netflix and Hulu ensure guests have all the modern comforts of home.

Step outside to the fully fenced backyard,



where a private oasis awaits. Enjoy the large heated saltwater pool with fiber optic lighting and a cascading waterfall hot tub, surrounded by an expanded paver patio with luxurious seating and lounge chairs. The Weber gas grill and outdoor dining area are perfect for al fresco meals under the stars, with beach view balconies providing stunning vistas.

This property comfortably sleeps 28 and offers parking for up to six vehicles, a rare convenience for beachside living. Located just a mile from Destin Commons, Baytowne Wharf, Sandestin, and other attractions, guests will have easy access to nightlife, shopping, movies, and more.

Coastal Charmer is a proven vacation rental with impressive income potential. It did not hit the rental market until summer 2023 but is already on pace to gross \$200,000 in the 2024 season, with projections approaching \$300,000 for next year. This home still feels brand new and is ready to become your next profitable investment. Experience the unparalleled charm and elegance of this Miramar Beach gem, a top-rated vacation rental property with exceptional income potential.

Built in 2023

### **Essential Information**

MLS® #	955322
Price	\$2,899,900
Bedrooms	8
Bathrooms	9.00
Full Baths	8
Half Baths	1
Square Footage	5,304
Acres	0.16
Year Built	2023

Type	Attached Single Unit
Sub-Type	Attached Single Unit
Style	Beach House
Status	Active

### **Community Information**

Address	319 Ellis Rd
Area	Miramar/Sandestin Resort
Subdivision	Shades of Blue
City	MIRAMAR BEACH
County	WALTON
State	FL
Zip Code	32550

### **Amenities**

Utilities	Electric Available, Public Sewer Available, Public Water Available, TV Cable Available
Water View	GULF, Gulf/Pass
Has Pool	Yes
Pool	Pool - Heated, Pool - In-Ground, Private, Community

### **Interior**

Interior Features	Ceiling Raised, Floor Hardwood, Furnished - All, Kitchen Island, Lighting Recessed, Newly Painted, Pantry, Split Bedroom, Window Treatment All, Shelving, Walls Wainscoting
Appliances	Dishwasher, Disposal, Dryer, Ice Machine, Microwave, Range Hood, Refrigerator, Stove/Oven Electric, Washer
Heating	Heat: Central Electric
Cooling	A/C: Central Electric, Ceiling Fans
# of Stories	3

### **Exterior**

Exterior Features	Balcony, Fenced Back Yard, Fenced Privacy, Pool - Heated, Pool - In-Ground, BBQ Pit/Grill, Guest Quarters, Hot Tub
Lot Description	Within 1/2 Mile Of Water, Flood Insurance Required

### **School Information**

Elementary	VAN R. BUTLER
Middle	EMERALD COAST
High	SOUTH WALTON

## **Additional Information**

Zoning	City, Residential Single Family
HOA Fees	0.00

## **Listing Details**

Listing Office	LPT Realty LLC
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