

# \$789,000 - 320 L'atrium Cir, MIRAMAR BEACH

MLS® #945046

## \$789,000

3 Bedroom, 2.00 Bathroom, 1,603 sqft  
Detached Single Family on 0.12 Acres

### L'ATRIUM, MIRAMAR BEACH, FL

Beautifully remodeled single-family home in Sandestin with 2-car garage and fenced back yard! Kitchen is updated with granite counter tops, new cabinets and stainless-steel appliances. Open floor plan with fireplace in living room and sliding glass doors that lead out to the courtyard and fenced in backyard. Feel safe with Ring camera and doorbell as well as outdoor flood light. Unique to 320 L'Atrium Tina Turner, a Florida box turtle, has her own habitat on the patio and may remain with an interested buyer. L'Atrium neighborhood has a 30-day minimum rental restriction. L'Atrium is a circle of homes in an extremely low traffic neighborhood located a short distance from the SOA pool. Four-seater golf cart included in the sale. As an introduction to the Sandestin lifestyle, we invite our new owners to explore amenities that make Sandestin special. The listing brokerage and seller(s) are presenting the buyer(s) of this property with (2) 90-minute rounds of Tennis court time, a golf foursome at one of our three championship courses, and a round of golf for up to four (4) players at the unrivaled Burnt Pine Golf Club.

Sandestin Golf and Beach Resort features more than seven miles of beaches and pristine bay front, four championship golf courses, 15 world-class tennis courts, a 226-slip marina, a fitness center, spa and celebrity chef dining. Shop, dine and play at the charming pedestrian village, The Village of Baytowne



Wharf and more. Inside the gates of the resort, residents enjoy a balanced lifestyle of high-class living, spanning the 2,400 acres from the beach to the bay. Everything within the gates of the resort is accessible by golf cart or bicycle. The entire resort is interconnected by miles of pedestrian, bike and golf cart paths that weave through groves of live oaks, meandering past natural lagoons, fountains, man-made lakes, and meticulously landscaped fairways.

Built in 1982

### Essential Information

MLS® #	945046
Price	\$789,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,603
Acres	0.12
Year Built	1982
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Patio Home
Status	Active

### Community Information

Address	320 L'atrium Cir
Area	Miramar/Sandestin Resort
Subdivision	L'ATRIUM
City	MIRAMAR BEACH
County	WALTON
State	FL
Zip Code	32550

### Amenities

Amenities Beach, Dumpster, Gated Community, Pets Allowed, Pickle Ball, Pool,

Tennis, TV Cable Available, Fishing, Golf, Marina, No Short Term Rental, Playground, Waterfront

Utilities Electric Available, Public Sewer Available, Public Water Available, TV Cable Available

Parking Spaces 2

Parking Garage: Attached

# of Garages 2

Has Pool Yes

Pool Community, Private

### Interior

Interior Features Floor Tile, Furnished - All, Window Treatment All, Atrium, Ceiling Cathedral, Fireplace Gas, Floor WW Carpet, Walls Wainscoting, Washer/Dryer Hookup

Appliances Dishwasher, Microwave, Smoke Detector, Washer, Refrigerator W/Ice Maker, Stove/Oven Electric, Smooth Stovetop Rnge

Heating Heat: Central Electric

Cooling A/C: Central Electric, Ceiling Fans

Fireplace Yes

Fireplaces Fireplace Gas

# of Stories 1

### Exterior

Exterior Roof Composite Shingle, Foundation Slab On Grade, Siding Wood

Exterior Features Fenced Back Yard, Fenced Privacy, Patio Open

Lot Description Covenants, Interior, Restrictions

Roof Roof Composite Shingle

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 384.08

HOA Fees Freq. Monthly

### Listing Details

Listing Office

Sandestin Real Estate

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