

# \$809,000 - 33 Cobalt Ln, MIRAMAR BEACH

MLS® #941123

## \$809,000

4 Bedroom, 4.00 Bathroom, 2,754 sqft  
Detached Single Family on 0.17 Acres

EMERALD BAY PH 1A, MIRAMAR BEACH, FL

Sellers are highly motivated and entertaining all offers!! Welcome to the epitome of lakeside luxury living in the prestigious Emerald Bay subdivision of Miramar Beach, Florida. This stunning 3-bedroom masterpiece, nestled on a semi-private home next to a lush wooded lot, offers a harmonious blend of elegance and tranquility within the confines of a gated world-class golf course community. As you approach the residence, the meticulously crafted paver driveway welcomes you to the grandeur of this lakeside retreat, providing ample parking for six vehicles and leading to a spacious 2-car garage that's finished and insulated. Step inside the grand foyer and be captivated by an elegant staircase leading up to over 20' ceilings. A seamless fusion of modern sophistication and coastal charmThe heart of this residence is the expansive open living area, where a well organized beach kitchen with sunny views of the pool deck and lake becomes the focal point, seamlessly merging style and functionality. Equipped with newer state-of-the-art appliances, bespoke cabinetry, and a charming island, this culinary haven is perfect for both intimate gatherings and grand entertaining.

The allure of this home extends beyond the interior. Venture outdoors to discover a private oasis that includes an enclosed pool adorned with a soothing water feature, surrounded by a beautifully designed paver patio. This space is an ideal sanctuary for relaxation or socializing,



offering a perfect blend of sunlight and shade.

Boasting two master suites, each exuding opulence and providing unparalleled comfort, this residence caters to the most discerning tastes. The three full ensuite bathrooms and a thoughtfully placed half bath on the first floor further enhance the convenience and luxury of this lakeside gem. The exquisite first floor also boasts a generously-sized fourth room, complete with a charming fireplace (currently utilized as a bedroom), which could easily be transformed into an opulent home office or a lavish family room.

This exclusive property not only affords you a lavish lifestyle but also grants you access to the amenities of the esteemed golf course community. Enjoy the serenity of lakeside living, the prestige of a gated community, and the world-class facilities that come with it. Indulge in the luxurious and serene lifestyle that Emerald Bay offers.

Don't miss the opportunity to make this lakefront haven your own, where every day is a retreat, and every evening is a celebration of the finer things in life. Experience the pinnacle of Miramar Beach living in this unparalleled residence.

Built in 2004

### **Essential Information**

MLS® #	941123
Price	\$809,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,754
Acres	0.17

Year Built	2004
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Mediterranean
Status	Active

### **Community Information**

Address	33 Cobalt Ln
Area	Miramar/Sandestin Resort
Subdivision	EMERALD BAY PH 1A
City	MIRAMAR BEACH
County	WALTON
State	FL
Zip Code	32550

### **Amenities**

Amenities	Gated Community, Pool, Community Room, Fishing, Golf, Tennis
Utilities	Electric Available, Gas - Natural, Public Sewer Available, Public Water Available, TV Cable Available
Parking Spaces	2
Parking	Garage: Attached
# of Garages	2
Is Waterfront	Yes
Waterfront	Lake
Water View	Lake
Has Pool	Yes
Pool	Private, Pool - Gunite Concr, Pool - In-Ground, Community

### **Interior**

Interior Features	Ceiling Crwn Molding, Ceiling Raised, Kitchen Island, Washer/Dryer Hookup, Breakfast Bar, Ceiling Cathedral, Ceiling Vaulted, Floor Hardwood, Floor Tile, Furnished - All, Pantry, Plantation Shutters, Window Treatmnt Some, Woodwork Stained
Appliances	Dishwasher, Disposal, Dryer, Microwave, Refrigerator W/Ice Maker, Washer, Auto Garage Door Opn, Oven:Self Cleaning, Security System, Stove/Oven Electric, Smooth Stovetop Rnge
Heating	Heat: Central Electric
Cooling	A/C: Central Electric, A/C: Two Or More
# of Stories	2

## Exterior

Exterior	Roof Tile/Slate, Siding Stucco
Exterior Features	Rain Gutter, Deck Enclosed, Lawn Pump, Patio Enclosed, Pool - Gunit Concrt, Pool - In-Ground, Sprinkler System
Lot Description	Survey Available, Within 1/2 Mile Of Water
Windows	Double Paned Windows
Roof	Roof Tile/Slate

## School Information

Elementary	VAN R. BUTLER
Middle	EMERALD COAST
High	SOUTH WALTON

## Additional Information

Zoning	Residential Single Family
HOA Fees	238.00
HOA Fees Freq.	Quarterly

## Listing Details

Listing Office	REV Realty
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