

# \$1,149,000 - 45 Lake St, MIRAMAR BEACH

MLS® #936771

## \$1,149,000

4 Bedroom, 4.00 Bathroom, 2,360 sqft  
Detached Single Family on 0.12 Acres

FRANGISTA BEACH 3RD ADDN, MIRAMAR BEACH, FL

\$10,000 TOWARDS RATE BUY DOWN!! OR SELLER FINANCING AVAILABLE! Welcome to the esteemed Villas of Frangista, an exclusive gated community renowned for its opulent residences. Presenting a distinguished home in this prestigious enclave, we introduce an extraordinary residence that seamlessly blends luxurious living with a lucrative rental opportunity. Boasting four expansive bedrooms and four stylish bathrooms, this residence offers abundant space for relaxation and privacy. Encompassing an impressive 2,360 square feet, this meticulously crafted home provides a comfortable and sophisticated living environment. Step into coastal living at its finest as the open-concept floor plan effortlessly connects the living, dining, and kitchen areas, creating a seamless flow perfect for entertaining. The living room emanates warmth and sophistication, adorned with tasteful finishes that invite you to unwind and create lasting memories.

The well-appointed kitchen is a culinary enthusiast's delight, featuring stainless steel appliances, ample counter space, and a central island that serves as a focal point for both food preparation and casual dining. Bathed in natural light, the adjacent dining area provides a serene setting for enjoying meals with loved ones.

Retreat to the private sanctuary of the master suite, a haven of tranquility boasting a



generously sized bedroom, a luxurious en-suite bathroom, and a walk-in closet. Additional spacious bedrooms with en-suite bathrooms ensure comfort and convenience for residents and guests alike.

Beyond the walls of this exceptional home lies a world of outdoor possibilities. The expansive backyard offers ample space to create your personal oasis, with the potential to install a pool and craft an outdoor retreat that complements the coastal lifestyle - picture refreshing swims during the day and relaxing under the starlit sky in the evenings.

Location is key, and this home excels in its proximity to premier shopping destinations, renowned restaurants, and pristine sandy beaches. Enjoy effortless access to the vibrant coastal lifestyle that makes Frangista Beach so highly sought after.

In addition to its outstanding features and enviable location, this property presents an exceptional investment opportunity. The Villas of Frangista are renowned for their strong rental potential, making this home an ideal choice for those looking to generate income through vacation rentals or capitalize on the demand for luxury accommodations in this coveted community.

Seize the opportunity to own a piece of paradise in the Villas of Frangista. Whether you seek a year-round residence, a vacation retreat, or a profitable investment property, this home offers it all. Contact us today to schedule a private tour and immerse yourself in the allure of this remarkable property.

Built in 2018

## **Essential Information**

MLS® #	936771
Price	\$1,149,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	2,360
Acres	0.12
Year Built	2018
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Active

### Community Information

Address	45 Lake St
Area	Miramar/Sandestin Resort
Subdivision	FRANGISTA BEACH 3RD ADDN
City	MIRAMAR BEACH
County	WALTON
State	FL
Zip Code	32550

### Amenities

Amenities	Community Room, Gated Community, Pool, Short Term Rental - Allowed, Picnic Area
Utilities	Electric Available, Public Sewer Available, Public Water Available, TV Cable Available
Parking	Garage: Attached
Has Pool	Yes
Pool	Community

### Interior

Interior Features	Floor Vinyl, Kitchen Island, Pantry, Washer/Dryer Hookup, Ceiling Raised, Furnished - All, Owner's Closet
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove/Oven Electric, Washer
Heating	Heat: Central Electric
Cooling	A/C: Central Electric, Ceiling Fans
# of Stories	2

## Exterior

Exterior	Siding CmntFbrHrdBrd, Siding Stucco
Exterior Features	Patio Covered, Porch Covered
Lot Description	Restrictions, Within 1/2 Mile Of Water, Covenants

## School Information

Elementary	VAN R. BUTLER
Middle	EMERALD COAST
High	SOUTH WALTON

## Additional Information

Zoning	Residential Single Family
HOA Fees	425.00
HOA Fees Freq.	Quarterly

## Listing Details

Listing Office	Coldwell Banker Realty
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