

# \$1,175,000 - 52 Le Soleil Dr, MIRAMAR BEACH

MLS® #944058

## \$1,175,000

4 Bedroom, 3.00 Bathroom, 2,103 sqft  
Detached Single Family on 0.08 Acres

Le Soleil, MIRAMAR BEACH, FL

Enviably located on a cul de sac just one block from the beautiful beach (3 minutes), this spacious home is one of just 10 homesites in a bijou gated neighborhood. The current owners have a beach chair service that will be included with the sale through the end of the year. Showcasing a craftsman finish with many additional features, the updated home boasts a very private back deck complete with hot tub. Park your vehicle on the wide paved driveway leading to an attached garage and note the exterior brick siding that features an authentic "hand-smear mortar wash," a unique feature not easily found in this area which adds to the durability and ease of maintenance. Step inside the heavy wooden door and be greeted by Italian tile flooring and a beamed ceiling making a bold statement in the living room, which has a wired-in sound system and a wall fireplace feature with a cozy electric fire. The gourmet open-plan kitchen has an abundance of cabinets and a beautiful tile backsplash. Stainless appliances include a new refrigerator and cooktop to thrill any keen cook. The shaped island easily seats three and is topped with matching granite. Check out the walk-in pantry for keeping everything organized and another door leading to an owner's closet. Stair-free living is possible with a large bedroom and bathroom on this level. Head upstairs to the bonus landing space, currently used as a second sitting room/TV den with built-in bar and beverage refrigerator. Open the French doors onto the balcony and enjoy



the fresh sea breeze and local views. Three second-floor bedrooms include a newly fitted bunk room to sleep four to five. The generous master bedroom has doors onto another private balcony and ample space for a loveseat in front of the corner fireplace. The master bathroom includes a huge wet room area with new glass shower doors, dual showerheads and a deep soaker tub. After a day at the stunning white sandy beach, make use of the outdoor showers before relaxing beneath a shady palm tree on the private deck. It's the perfect spot for alfresco dining and informal barbecues. The hot tub is sure to be a winner for socializing and stargazing after dark complete with lights, fountains and your favorite music via built-in Bluetooth speakers. Ideally located as a vacation rental or primary residence, this well-located beach house was entirely furnished in 2021 including new mattresses, new 4K TVs, all new dishware and a new washer and dryer in the laundry. Numerous updates include a replacement water heater (2023) and a new HVAC unit on the first floor (2021). Close to local shops and popular eateries such as Pompano Joe's and Whale's Tail Bar and Grill, this beach house is vacation perfection.

Built in 2015

### **Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | 944058                 |
| Price          | \$1,175,000            |
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,103                  |
| Acres          | 0.08                   |
| Year Built     | 2015                   |
| Type           | Detached Single Family |

|          |                        |
|----------|------------------------|
| Sub-Type | Detached Single Family |
| Style    | Beach House            |
| Status   | Active                 |

### **Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 52 Le Soleil Dr          |
| Area        | Miramar/Sandestin Resort |
| Subdivision | Le Soleil                |
| City        | MIRAMAR BEACH            |
| County      | WALTON                   |
| State       | FL                       |
| Zip Code    | 32550                    |

### **Amenities**

|                |  |
|----------------|--|
| Amenities      | Gated Community, Short Term Rental - Allowed, TV Cable Available |
| Utilities      | Electric Available, TV Cable Available                           |
| Parking Spaces | 1  |
| Parking        | Garage, Garage: Attached, Guest                                  |
| # of Garages   | 1  |
| Pool           | Community, Private   |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Breakfast Bar, Fireplace, Furnished - All, Kitchen Island, Owner's Closet, Washer/Dryer Hookup, Window Treatment All, Ceiling Beamed, Pantry |
| Appliances        | Cooktop, Dishwasher, Dryer, Microwave, Refrigerator, Security System, Stove/Oven Electric, Washer, Wine Refrigerator                         |
| Cooling           | A/C: Central Electric  |
| Fireplace         | Yes  |
| Fireplaces        | Fireplace  |
| # of Stories      | 2  |

### **Exterior**

|                   |                                      |
|-------------------|--------------------------------------|
| Exterior          | Siding Brick All                     |
| Exterior Features | Balcony, Shower, Deck Open           |
| Lot Description   | Within 1/2 Mile Of Water, Cul-De-Sac |

### **School Information**

|            |               |
|------------|---------------|
| Elementary | VAN R. BUTLER |
| Middle     | EMERALD COAST |

High SOUTH WALTON

### **Additional Information**

Zoning Residential Single Family

HOA Fees 1250.00

HOA Fees Freq. Annually

### **Listing Details**

Listing Office Scenic Sotheby's International Realty

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