

\$2,995,000 - 59 Ballamore Cove, MIRAMAR BEACH

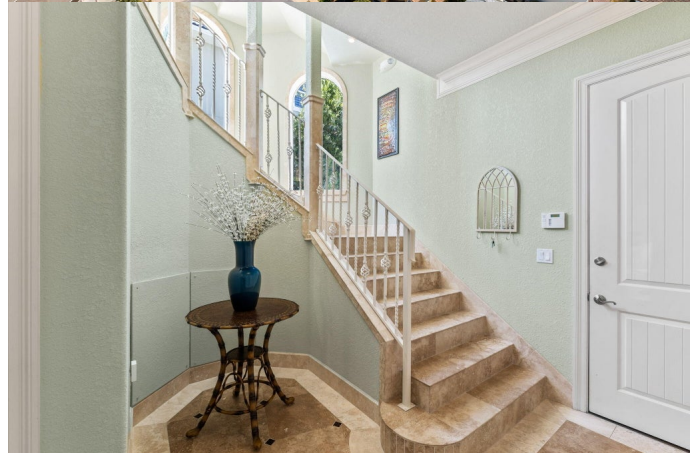
MLS® #946223

\$2,995,000

5 Bedroom, 6.00 Bathroom, 4,083 sqft
Detached Single Family on 0.11 Acres

Avalon Beach Estates, MIRAMAR BEACH, FL

Coastal elegance and timeless beauty await in Avalon Beach at beautiful 59Ballamore, a 4,083 square foot 5 bedroom 5 and one half bath custom built home steps from the beach. Your beach house awaits complete with all themust haves including a two car garage, gourmet kitchen, elevator, largeheated swimming pool, hot tub, two gas fireplaces, two living rooms, andoutdoor living spaces with large brick paver terrace, and 4 large covered balconies. The street legal 6 seat golf cart is included in the sale and rests in the two-car garage with ample separate storage. The original owners are offering this well-maintained, never rented, immaculate home furnished. Rentals are allowed. Perfectly located in a cul de sac this home sits on the closest street to thebeach in the neighborhood. Gracious multiple spaces for indoor and outdoor living abound on each level. As you enter the large foyer, the first floor level offers two ensuite guest bedrooms and access to the large terrace, pool and hot tub. The first level's sitting area also features a convenient washer and dryer for guests, a coffee bar with mini refrigerator, and a bath which can be accessed from the pool and hot tub spa. As you enter the second floor which is the Main Living Area, you are at once greeted by a living room with fireplace framed by two inviting window seats. The living room marries the dining and kitchen in this open floor plan and lets on to an outdoor balcony which captures the gulf breezes. The kitchen also



lets on to an additional balcony with built in grilling and is ideal for dining outdoors overlooking the pool and terrace. The kitchen features Wolf gas range, double ovens, Sub Zero Refrigeration, an island, and walk in pantry. The second floor master bedroom suite with large bath with separate shower, water closet, dual sinks, jetted tub and oversized customized closet is ideal for generational living. The third floor is a dream for guests gathering around the gas fireplace by the custom wet bar with icemaker and refrigerator.

The third floor also features two balconies which adjoin the living room with fireplace and window seats and a large private balcony off the ensuite bedroom. The third-floor master bedroom, bath and closet features customizations found in the second-floor master. Also conveniently located on the third floor is an oversized laundry room with a sink, lots of cabinets and countertops.

Avalon Beach Estates offers a community pool, 2 tennis court and a PRIVATE beach for owners and their guests. We invite you to make an appointment today to see 59 Ballamore today. You won't be disappointed!

Built in 2006

Essential Information

MLS® #	946223
Price	\$2,995,000
Bedrooms	5
Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	4,083
Acres	0.11
Year Built	2006
Type	Detached Single Family
Sub-Type	Detached Single Family

Style Beach House
Status Active

Community Information

Address 59 Ballamore Cove
Area Miramar/Sandestin Resort
Subdivision Avalon Beach Estates
City MIRAMAR BEACH
County WALTON
State FL
Zip Code 32550

Amenities

Amenities BBQ Pit/Grill, Beach, Deed Access, Pool, Tennis
Utilities Electric Available, Gas - Natural, Public Sewer Available, TV Cable Available
Parking Garage: Attached
Water View GULF
Has Pool Yes
Pool Private, Pool - Gunite Concrct, Pool - Heated, Pool - In-Ground, Community

Interior

Interior Features Breakfast Bar, Floor Tile, Furnished - All, Lighting Recessed, Owner's Closet, Window Treatment All, Ceiling Tray/Cofferd, Fireplace 2+, Fireplace Gas, Wet Bar, Elevator
Appliances Auto Garage Door Opn, Central Vacuum, Dishwasher, Disposal, Dryer, Microwave, Range Hood, Refrigerator, Stove/Oven Gas, Washer, Ice Machine, Oven Double, Security System
Cooling A/C: Two Or More, Ceiling Fans, Water Heater - Two +
Fireplace Yes
Fireplaces Fireplace 2+, Fireplace Gas
of Stories 3

Exterior

Exterior Siding Stucco, Roof Tile/Slate
Exterior Features Balcony, Deck Covered, Fenced Back Yard, Sprinkler System, Hot Tub, Pool - Gunite Concrct, Pool - Heated, Pool - In-Ground
Lot Description Covenants, Cul-De-Sac, Restrictions, Within 1/2 Mile Of Water
Roof Roof Tile/Slate

School Information

Elementary	DESTIN
Middle	DESTIN
High	FORT WALTON BEACH

Additional Information

Zoning	Residential Single Family
HOA Fees	1200.00
HOA Fees Freq.	Annually

Listing Details

Listing Office La Florida Coastal Properties

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