

# \$799,900 - 64 Windrift Dr, MIRAMAR BEACH

MLS® #957438

## \$799,900

3 Bedroom, 2.00 Bathroom, 1,527 sqft  
Detached Single Family on 0.00 Acres

SEASPRAY, MIRAMAR BEACH, FL

Discover the perfect blend of luxury and comfort in this beautifully updated brick home in Seaspray, featuring a private swimming pool with outdoor bar, and deeded beach access just a short walk from the backyard. Whether you're seeking a primary residence, a second home or a lucrative vacation rental, this property offers everything you need for a relaxed coastal lifestyle. This spacious three-bedroom, two-bath home has been meticulously maintained and thoughtfully updated by its current owners. Step inside to an open floor plan filled with natural light, highlighting the elegant wood accent wall in the living area. The kitchen and bathrooms feature freshly painted cabinets, complemented by new stainless steel appliances, backsplash, and engineered wood flooring throughout the home. The guest bath has been updated with a modern vanity and flooring, while new lighting fixtures add a touch of sophistication to every room. Outdoor living is truly exceptional here, with a private swimming pool built in 2020 that includes a waterfall and the convenience of heating and chilling. In 2021, an outdoor kitchen/bar were added, along with pavers, decking and a pergola, creating a stunning space for entertaining or relaxing. The home's exterior is just as impressive, with a new roof installed in 2022, a new HVAC system in 2023 and fresh paint throughout. The addition of an outdoor shower and privacy fencing, ensures your outdoor oasis remains a serene retreat. This



home also offers a two-car garage and is situated in the Seaspray neighborhood with a community pool and access to pathways that lead to the nearby church, shops, and restaurants. With rental income potential of \$80,000 to \$100,000, this property is not only a beautiful place to live but also a smart investment. Whether for personal use or as a rental property, this home offers unparalleled luxury, convenience and coastal charm.

Built in 2000

### Essential Information

MLS® #	957438
Price	\$799,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,527
Acres	0.00
Year Built	2000
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Florida Cottage
Status	Active

### Community Information

Address	64 Windrift Dr
Area	Miramar/Sandestin Resort
Subdivision	SEASPRAY
City	MIRAMAR BEACH
County	WALTON
State	FL
Zip Code	32550

### Amenities

Amenities	Beach, Deed Access, Pets Allowed, Picnic Area, Pool, Short Term Rental - Allowed
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	Pool - Heated, Pool - In-Ground, Private, Community

### Interior

Interior Features	Breakfast Bar, Ceiling Vaulted, Floor Hardwood, Floor Tile, Floor WW Carpet, Newly Painted, Pantry, Renovated, Shelving, Washer/Dryer Hookup, Window Treatment All, Furnished - Some, Woodwork Painted
Appliances	Disposal, Dryer, Microwave, Refrigerator W/Ice Maker, Smoke Detector, Stove/Oven Electric, Washer
Heating	Heat: Central Electric
Cooling	A/C: Central Electric, Ceiling Fans
# of Stories	1

### Exterior

Exterior	Siding Brick All, Roof Composite Shingle
Exterior Features	BBQ Pit/Grill, Deck Open, Fenced Back Yard, Fenced Privacy, Patio Open, Pavillion/Gazebo, Pool - Heated, Pool - In-Ground, Shower, Sprinkler System, Summer Kitchen, Renovated
Lot Description	Interior, Level, Restrictions, Survey Available, Within 1/2 Mile Of Water
Windows	Double Paned Windows
Roof	Roof Composite Shingle

### School Information

Elementary	VAN R. BUTLER
Middle	EMERALD COAST
High	SOUTH WALTON

### Additional Information

Zoning	Residential Single Family
HOA Fees	860.00
HOA Fees Freq.	Annually

### Listing Details

Listing Office	Scenic Sotheby's International Realty
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Listing information last updated on August 21st, 2024 at 7:15pm CDT