

\$2,095,000 - 99 Horseshoe Cir, MIRAMAR BEACH

MLS® #943198

\$2,095,000

5 Bedroom, 6.00 Bathroom, 3,517 sqft
Detached Single Family on 0.56 Acres

GULF PINES, MIRAMAR BEACH, FL

Situated on an oversized half-acre lot with mature trees, this pristine new construction pool home is being offered fully furnished and is move-in ready. A sweeping paved driveway leads to the garage/carriage house and the front porch of this elegant two-story residence. Deep shady porches on both levels suggest a southern lifestyle with ample space for outdoor living overlooking the private pool. Inside, this new home has attractive tile flooring, lofty 10-ft. ceilings and neutral decor for owners to add their own individuality. Feature lighting and light wood beams add to the simple charm. Multiple windows light the open living space leading to the gorgeous kitchen area with an island and breakfast bar. A host of cabinets and a full range of brand-new KitchenAid appliances set the scene for simple mealtimes or entertaining in style. Knowledgeable cooks will approve of the six-burner gas range, built-in microwave drawer, side-by-side refrigerator and built-in wine cooler ensuring everything is perfectly served. The back porch is a lovely spot for alfresco dining with a built-in summer kitchen just steps from the pool. A twisting staircase leads up to the second master suite and two further guest bedrooms. The master bathroom has ample space for the dual vanities, soaking tub and separate walk-in shower. Guests can also enjoy their own private space in the one-bedroom guest house above the garage. Set in the gated community of Gulf Pines, the home includes 1,300 feet of private uncrowded



beach with a pavilion and parking for owners' golf carts. Fishing enthusiasts may enjoy the peaceful natural setting of nearby Morrison Lake while shoppers head to the Silver Sands Outlet Mall, Baytowne Wharf and Grand Boulevard shops nearby.

Built in 2023

Essential Information

MLS® #	943198
Price	\$2,095,000
Bedrooms	5
Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	3,517
Acres	0.56
Year Built	2023
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Contemporary
Status	Active

Community Information

Address	99 Horseshoe Cir
Area	Miramar/Sandestin Resort
Subdivision	GULF PINES
City	MIRAMAR BEACH
County	WALTON
State	FL
Zip Code	32550

Amenities

Amenities	Beach
Utilities	Public Sewer Available, Public Water Available, Electric Available, Gas - Natural
Parking Spaces	1
Parking	Garage: Attached, Guest, Oversized, Garage

# of Garages	1
Has Pool	Yes
Pool	Private, Pool - Gunite Concr, Pool - In-Ground, Community

Interior

Interior Features	Kitchen Island, Lighting Recessed, Washer/Dryer Hookup, Ceiling Crwn Molding, Ceiling Raised, Floor Hardwood, Floor Tile, Newly Painted, Owner's Closet, Wet Bar, Window Treatmnt None
Appliances	Auto Garage Door Opn, Dishwasher, Disposal, Microwave, Smoke Detector, Oven:Self Cleaning, Range Hood, Refrigerator, Refrigerator W/Ice Maker, Stove/Oven Gas, Wine Refrigerator
Cooling	A/C: Central Electric, A/C: Two Or More, Ceiling Fans, Water Heater - Two +
# of Stories	2

Exterior

Exterior	Siding CmntFbrHrdBrd, Frame, Roof Metal
Exterior Features	Patio Covered, BBQ Pit/Grill, Balcony, Fenced Back Yard, Patio Open, Pool - Gunite Concr, Pool - In-Ground, Porch Covered, Porch Screened, Summer Kitchen
Lot Description	Within 1/2 Mile Of Water
Roof	Roof Metal
Construction	Frame

School Information

Elementary	VAN R. BUTLER
Middle	EMERALD COAST
High	SOUTH WALTON

Additional Information

Zoning	Residential Single Family
HOA Fees	300.00
HOA Fees Freq.	Annually

Listing Details

Listing Office	Scenic Sotheby's International Realty
----------------	---------------------------------------

DISCLAIMER: Information Deemed Reliable but not guaranteed. The information being provided is for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing.All listings are provided courtesy of the Emerald Coast Association of Realtors, Copyright2024, All rights reserved.Vendors Member Number : 28325
Listing information last updated on August 16th, 2024 at 4:15am CDT