

# \$1,200,000 - 1283 Laurel Way, Miramar Beach

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MLS® #1007257

**\$1,200,000**

4 Bedroom, 4.00 Bathroom, 2,163 sqft

Detached Single Family on 0.05 Acres

Laurel Grove, Miramar Beach, FL

Calling all investors! This renovated Laurel Grove cottage FURNISHED WITH TWO GOLF CARTS has already generated over \$45k in gross rental income, with an additional \$35k already booked for 2026, making it a turnkey investment opportunity.

Positioned along the 18th fairway of Raven Golf Club, this charming cottage enjoys peaceful lake and golf course views and has been thoughtfully updated throughout. Recent improvements include a new roof with energy-efficient insulation, freshly painted exterior, redesigned front façade, lush landscaping, and a screened porch with a privacy shade for relaxing outdoors.

Inside, the coastal-inspired interior features luxury vinyl plank flooring, plantation shutters, updated lighting and ceiling fans, freshly painted cabinetry, stainless steel Bosch and Whirlpool appliances, and stylish furnishings that convey with the home. The first-floor primary suite has been completely remodeled with a spa-like tiled walk-in shower and updated vanity, while three additional upstairs bedrooms--including a bunk room that sleeps six--provide ample space for guests. All three bathrooms have been tastefully renovated with custom tile finishes.

Every bedroom offers an oversized walk-in closet for exceptional storage. A 2022 water heater adds additional peace of mind.

Located in the desirable, short-term rental-friendly Laurel Grove community with a clubhouse, fitness center, and seasonally



heated pool. Offered fully furnished and rental ready. Experience the unmatched lifestyle of Sandestin Golf & Beach Resort, a 2,400-acre gated community stretching from the sugar-white beaches of the Gulf to the tranquil waters of the Choctawhatchee Bay. Residents enjoy four championship golf courses, a full-service marina, tennis and pickleball courts, a fitness center, spa, and an impressive selection of dining, shopping, and entertainment, including The Village of Baytowne Wharf. Miles of scenic walking, biking, and golf cart paths connect every corner of the resort, winding through picturesque lakes, lush fairways, and towering live oaks, making it easy to enjoy everything Sandestin has to offer.

As an introduction to the Sandestin lifestyle, we invite our new owners to explore amenities that make Sandestin special. The listing brokerage and seller(s) are presenting the buyer(s) of this property with (2) 90-minute rounds of Tennis court time, a golf foursome at one of our three championship courses, and a round of golf for up to four (4) players at the unrivaled Burnt Pine Golf Club.

Built in 2006

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | 1007257                |
| Sold Price     | \$1,200,000            |
| List Price     | \$1,350,000            |
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,163                  |
| Acres          | 0.05                   |
| Year Built     | 2006                   |
| Type           | Detached Single Family |

|          |                        |
|----------|------------------------|
| Sub-Type | Detached Single Family |
| Style    | Florida Cottage        |
| Status   | Sold                   |

### Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 1283 Laurel Way               |
| Area        | 15 - Miramar/Sandestin Resort |
| Subdivision | Laurel Grove                  |
| City        | Miramar Beach                 |
| County      | Walton                        |
| State       | FL                            |
| Zip Code    | 32550                         |

### Amenities

|               |                                                |
|---------------|------------------------------------------------|
| Utilities     | Electric, Public Sewer, Public Water, TV Cable |
| View          | Lake                                           |
| Is Waterfront | Yes                                            |
| Waterfront    | Lake Front                                     |

### Interior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Recessed Lighting, Newly Painted, Owner's Closet, Pantry, Washer/Dryer Hookup |
| Appliances        | Dishwasher, Dryer, Microwave, Refrigerator, Washer, Electric Water Heater                    |
| Heating           | Central                                                                                      |
| Cooling           | Central Air, Ceiling Fan(s)                                                                  |
| # of Stories      | 2                                                                                            |

### Exterior

|                   |                                                           |
|-------------------|-----------------------------------------------------------|
| Exterior Features | Outdoor Grill, Columns                                    |
| Lot Description   | Covenants, On Golf Course, Restrictions, Survey Available |
| Windows           | Plantation Shutters, Window Treatments                    |
| Roof              | Shingle                                                   |
| Construction      | Trim Wood, Siding CmntFbrHrdBrd                           |

### School Information

|            |               |
|------------|---------------|
| Elementary | Van R Butler  |
| Middle     | Emerald Coast |
| High       | South Walton  |

## **Additional Information**

Days on Website 78

Zoning Resid Single Family

## **Listing Details**

Listing Office The Agency Northwest Florida Beaches

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