

# **\$925,000 - 1345 Ravens Run, Miramar Beach**

MLS® #923181

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## **\$925,000**

3 Bedroom, 3.00 Bathroom, 1,623 sqft  
Detached Single Family on 0.09 Acres

Laurel Grove, Miramar Beach, FL

NEW 2023 ROOF, NEW 2023 WATER HEATER, NEW 2021 HVAC, AND FULLY REMODELED in 2018! This home has been grossing an average of \$60k-70k annually and is already booking up in 2023. Tucked away on a corner lot, this fully renovated Florida Cottage is being sold furnished and turn-key, including the 6-seater golf cart. As you enter from the large wrap-around porch through the front door you are greeted with a pristine kitchen featuring, shiplap walls, quartzite countertops, stainless steel GE appliances, & unique lighting fixtures over the breakfast bar. Low maintenance wood look tile flows throughout the entire home. No carpet! The primary bedroom along with a guest suite are conveniently located on the main level while an additional guest bedroom and full bath are on the 2nd level. This is a must see home perfect as a rental investment or primary residence. Laurel Grove is one of the most sought-after neighborhoods in Sandestin and features its very own community club house, swimming pool, hot tub, fitness center, and activities lawn.

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.



Sandestin Golf and Beach Resort features more than seven miles of beaches and pristine bay front, four championship golf courses, 15 world-class tennis courts, a 226-slip marina, a fitness center, spa and celebrity chef dining. Shop, dine and play at the charming pedestrian village, The Village of Baytowne Wharf and more. Inside the gates of the resort, residents enjoy a balanced lifestyle of high-class living, spanning the 2,400 acres from the beach to the bay. Everything within the gates of the resort is accessible by golf cart or bicycle. The entire resort is interconnected by miles of pedestrian, bike and golf cart paths that weave through groves of live oaks, meandering past natural lagoons, fountains, man-made lakes, and meticulously landscaped fairways.

Built in 2004

**Essential Information**

MLS® #	923181
Sold Price	\$925,000
List Price	\$950,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,623
Acres	0.09
Year Built	2004
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Florida Cottage
Status	Sold

**Community Information**

Address	1345 Ravens Run
Area	15 - Miramar/Sandestin Resort

Subdivision	Laurel Grove
City	Miramar Beach
County	Walton
State	FL
Zip Code	32550

### **Amenities**

Amenities	Beach, Dumpster, Exercise Room, Fishing, Gated Community, Golf, Marina, Pets Allowed, Pickle Ball, Playground, Pool, Short Term Rental - Allowed, Tennis, TV Cable, Waterfront
Utilities	Electric, Public Sewer, Public Water, TV Cable
Has Pool	Yes
Pool	Community

### **Interior**

Interior Features	Breakfast Bar, Ceiling Cathedral, Floor Tile, Furnished - All, Owner's Closet, Washer/Dryer Hookup, Window Treatment All
Appliances	Dishwasher, Disposal, Dryer, Microwave, Refrigerator W/IceMk, Smoke Detector, Smooth Stovetop Rnge, Stove/Oven Electric, Washer
Heating	Heat Cntrl Electric
Cooling	AC - Central Elect, Ceiling Fans
# of Stories	2

### **Exterior**

Exterior	Frame, Roof Shingle/Shake, Siding CmntFbrHrdBrd, Slab
Exterior Features	Porch Open
Lot Description	Covenants, Interior, Restrictions
Roof	Roof Shingle/Shake
Construction	Frame
Foundation	Slab

### **School Information**

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

### **Additional Information**

Days on Website	353
Zoning	Resid Single Family
HOA Fees	540.68

HOA Fees Freq.     Monthly

**Listing Details**

Listing Office             Sandestin Real Estate

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