

# **\$915,000 - 1346 E Ravens Run, Miramar Beach**

MLS® #912053

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## **\$915,000**

3 Bedroom, 3.00 Bathroom, 1,754 sqft  
Detached Single Family on 0.09 Acres

LAUREL GROVE, Miramar Beach, FL

Perfectly situated on a corner lot overlooking the Raven Golf Course, this fully furnished home is located in the Sandestin community of Laurel Grove. Some of it's features include soaring ceilings in the living room, open plan with lots of natural light, large wraparound porch with lots of seating, wood flooring in the kitchen and living room with updated carpets in the bedrooms, 2020 installed HVAC and water heater, and with an acceptable offer the seller will have a NEW ROOF installed prior to closing and will include the GOLF CART. Laurel Grove includes a community pool and fitness center. Laurel Grove also allows short term rentals, so this home will make for the perfect primary or second home, as well as an investment. The HOA dues include all landscaping as well. Sandestin Golf and Beach Resort offers multiple award winning golf courses throughout, shopping, and dining at Baytowne Wharf, and beach access on the South side of the resort. The Grand Boulevard Shopping Center is just a short golf cart ride away which also offers lots of great dining and shopping, as well as a movie theater. Come take a look for yourself! Buyer is to please verify all information.



Built in 2004

## **Essential Information**

MLS® #	912053
Sold Price	\$915,000

List Price	\$929,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,754
Acres	0.09
Year Built	2004
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Florida Cottage
Status	Sold

### **Community Information**

Address	1346 E Ravens Run
Area	15 - Miramar/Sandestin Resort
Subdivision	LAUREL GROVE
City	Miramar Beach
County	Walton
State	FL
Zip Code	32550

### **Amenities**

Amenities	Beach, Dock, Exercise Room, Fishing, Gated Community, Golf, Marina, Pets Allowed, Playground, Pool, Tennis, TV Cable
Utilities	Electric, Public Sewer, Public Water, TV Cable
Has Pool	Yes
Pool	Community

### **Interior**

Interior Features	Breakfast Bar, Ceiling Raised, Floor Hardwood, Floor WW Carpet, Furnished - All, Kitchen Island, Window Treatment All
Appliances	Dishwasher, Disposal, Dryer, Microwave, Oven Self Cleaning, Refrigerator, Smoke Detector, Smooth Stovetop Rnge, Washer
Heating	Heat Cntrl Electric
Cooling	AC - Central Elect, Ceiling Fans
# of Stories	2

### **Exterior**

Exterior	Roof Pitched, Siding CmntFbrHrdBrd
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Exterior Features	Columns, Porch Open
Lot Description	Corner, Covenants, Cul-De-Sac, Golf Course, Level, Survey Available
Roof	Roof Pitched

**School Information**

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

**Additional Information**

Days on Website	529
Zoning	Resid Single Family
HOA Fees	540.68
HOA Fees Freq.	Monthly

**Listing Details**

Listing Office	The Premier Property Group
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