

\$945,000 - 145 Marigot Bay Circle, Miramar Beach

MLS® #983205

\$945,000

4 Bedroom, 2.00 Bathroom, 2,047 sqft

Detached Single Family on 0.17 Acres

PARADISE RETREAT, Miramar Beach, FL

'Manta Ray Getaway' is a proven performerâ€”over \$100,000 in rental income in past yearsâ€”and positioned to earn even more with strategic upgrades. Located in Paradise Retreat, a gated community with exclusive 320-foot deeded Gulf access, this property offers what investors look for most: high demand, low competition, and clear growth potential.

The Numbers Tell The Story:

Sleeps 10 comfortably with 4 beds, 2 baths, and 2,047 sq. ft. â€” the largest floor plan in the neighborhood. Fully furnished and turnkey with new LVP flooring, upgraded kitchen appliances, and quartz countertops.

Private heated L-shaped pool, BBQ station, tanning deck, and space for easy-to-add, high-ROI amenities like a hot tub, putting green, or cornhole court. Upside Built In Already: Two large living areas, one converted into a game room arcade games and foosball that keep occupancy high and reviews strong. Recent major updates: new roof & pool pump motor (2021), new fence (2020), water heater (2019). No flood insurance required and low HOA fees increase net returns.

The Bottom Line:

With its proven track record, income-boosting potential, and premium beach access, "Manta Ray Getaway" offers both immediate cash flow



and long-term appreciation. It's also an outstanding option as a second home or even a full-time residence giving you the flexibility to enjoy the property yourself while it works for you.

Built in 2004

Essential Information

MLS® #	983205
Sold Price	\$945,000
List Price	\$950,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,047
Acres	0.17
Year Built	2004
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Ranch
Status	Sold

Community Information

Address	145 Marigot Bay Circle
Area	15 - Miramar/Sandestin Resort
Subdivision	PARADISE RETREAT
City	Miramar Beach
County	Walton
State	FL
Zip Code	32550

Amenities

Amenities	Beach, Deed Access, Gated Community, TV Cable, Pets Allowed, Short Term Rental - Allowed
Utilities	Electric, Gas - Natural, Phone, Public Sewer, Public Water, TV Cable
Parking	Garage Door Opener, Garage
# of Garages	2

Interior

Interior Features	Breakfast Bar, Vaulted Ceiling(s), Split Bedroom, Washer/Dryer Hookup
Appliances	Dishwasher, Disposal, Dryer, Microwave, Refrigerator, Washer, Gas Water Heater
Heating	Central, Gas - Natural
Cooling	Central Air, Ceiling Fan(s)
# of Stories	1

Exterior

Exterior Features	Lawn Pump, Sprinkler System
Lot Description	Covenants, Interior Lot, Restrictions, Sidewalk, Within 1/2 Mile to Water
Roof	Composite Shngl
Construction	Brick, Trim Vinyl
Foundation	Slab

School Information

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	394
Zoning	Resid Single Family
HOA Fees	1361
HOA Fees Freq.	Annually

Listing Details

Listing Office	Keller Williams Realty Destin
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