

\$1,900,000 - 159 Horseshoe Circle, Miramar Beach

MLS® #988219

\$1,900,000

6 Bedroom, 8.00 Bathroom, 4,719 sqft

Detached Single Family on 0.36 Acres

GULF PINES, Miramar Beach, FL

Beach Life just got a little brighter at Eternal Sunshine-over 4700 square feet of beautifully renovated contemporary coastal retreat. With 1400 feet of gorgeous white sand and turquoise water on the private neighborhood beach just a short walk or golf cart ride away, and HOA fees of only \$700 per year, this contemporary haven is the perfect beach getaway. The home is built on a gently sloping, deep lot over 1/3 of an acre in size, and was completely renovated in 2023, featuring a main house with 5 bedrooms and private pool as well as an attached carriage house with 1 king bedrooms and oversized bunk bedroom. With 114k in rental revenue for 2025 and 144k projected in 2026, Eternal Sunshine is sure to brighten the day for investors and guests (continued) The primary floor sits at the height of an oak canopy, bathing the windows in a sea of natural light, while also providing a privacy screening for the elevated private pool and deck giving the feeling of swimming in the treetops. Light coastal interior colors in shades of blue and green paired with driftwood color tiled floors create a soothing environment. Twin dining tables seat 16 comfortably with 4 seats at the adjacent breakfast bar, so the entire family can enjoy mealtime or family game night together. The main living area also features a powder room and large bar area overlooking the screened pool with a full sized refrigerator and icemaker, making entertaining poolside a breeze. Two oversized primary bedrooms on



the first floor in the main house are complimented by a third bedroom on the main level, all featuring ensuite bathrooms with walk-in showers and generous closets. Upstairs in the main house, two large bedrooms including a king bedroom with ensuite bath and walk-in shower as well as the turtle bunkroom with ensuite bathroom open to a catwalk hallway overlooking the dining area. A laundry room with two full sized washers and two full sized dryers off of the kitchen make washing those beach towels so easy. Multiple owner closets throughout the home, including a huge lock out storage area could be used as golf cart storage, an additional bunkroom, or a game room. The side deck provides a relaxing fire pit area.

In the attached carriage house below the main house, a cavernous king bedroom with ensuite bath awaits. Nearby, the oversized SURF bunkroom features two queen over queen bunks, a loveseat, a table for playing cards and even a classic arcade game. Just outside the bunkroom door is a generous coffee bar complete with sink and refrigerator so no need to run into the main house for that cup of morning joe. A secondary laundry room with full sized washer and dryer just outside the stairs to the outdoor shower and pool add convenience. There is even a backyard space just beyond the parking area. Eternal Sunshine is tucked away in Miramar Beach between Sandestin and the Silver Sands Factory Stores in Gulf Pines neighborhood, a hidden gem with over 1400 feet of private beach including plenty of parking, two lakes for freshwater fishing, low annual fees of only \$700 per year, and even an occasional deer sighting. Come check out Eternal Sunshine where beach life just got a little brighter!

Built in 1983

Essential Information

MLS® #	988219
Sold Price	\$1,900,000
List Price	\$1,950,000
Bedrooms	6
Bathrooms	8.00
Full Baths	7
Half Baths	1
Square Footage	4,719
Acres	0.36
Year Built	1983
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Contemporary
Status	Sold

Community Information

Address	159 Horseshoe Circle
Area	15 - Miramar/Sandestin Resort
Subdivision	GULF PINES
City	Miramar Beach
County	Walton
State	FL
Zip Code	32550

Amenities

Amenities	Beach, Fishing, Pavillion/Gazebo, Picnic Area, Waterfront, Pets Allowed
Utilities	Electric, Phone, Public Sewer, Public Water, TV Cable

Interior

Interior Features	Breakfast Bar, Cathedral Ceiling(s), Fireplace, In-Law Floorplan, Newly Painted, Pantry, Shelving, Wet Bar
Appliances	Cooktop, Dishwasher, Disposal, Dryer, Washer, Electric Water Heater
Heating	Central
Cooling	Central Air, Ceiling Fan(s)
# of Stories	3

Exterior

Exterior Features	Outdoor Grill, Hot Tub, Hurricane Shutters, Pool - Enclosed, Separate Bldg Rent, Outdoor Shower, Separate Living Area
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Lot Description	Within 1/2 Mile to Water
Roof	Metal
Construction	Foundation Off Grade, Frame, Siding CmntFbrHrdBrd
Foundation	Foundation On Piling

School Information

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	324
Zoning	Resid Single Family
HOA Fees	700
HOA Fees Freq.	Annually

Listing Details

Listing Office	Real Estate Empowered LLC
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