

\$1,800,000 - 16 Blue Ohana Court, Miramar Beach

MLS® #1003244

\$1,800,000

7 Bedroom, 8.00 Bathroom, 3,130 sqft

Detached Single Family on 0.09 Acres

Blue Ohana, Miramar Beach, FL

The current property management company is offering a \$175,000 rental income guarantee for 2027, providing a compelling opportunity for investors seeking both immediate cash flow and downside protection. Welcome to 16 Blue Ohana Court in Miramar Beach, a fully furnished and turnkey 7-bedroom, 7.5-bath luxury vacation rental designed for strong short-term rental performance and immediate income generation. This spacious three-story home comfortably sleeps up to 22 guests and is being sold completely rental-ready, including a brand-new 6-seat street-legal golf cart, allowing for a seamless transition for any investor. The property already has over \$130,000 in bookings secured for 2026 and is projected to finish the year at approximately \$170,000 in rental income despite a delayed start in late February, with projected revenue for 2027 estimated between \$190,000 and \$210,000.

The home is purpose-built to maximize occupancy and revenue, featuring five king suites with private bathrooms and two high-capacity bunk rooms designed for large groups. The open-concept layout includes a chef's kitchen with a gas range, expansive living and dining areas, multiple lounge spaces, and a dedicated game room, all thoughtfully designed to enhance the guest experience. The private backyard offers a resort-style setting with a heated pool, covered outdoor living space, and ample room for



entertaining, which are key drivers for repeat bookings and premium nightly rates. Multiple balconies and gathering areas throughout the home provide both privacy and functionality for large groups, and a community sand volleyball court is currently being constructed, adding another attractive amenity for guests and enhancing overall rental appeal.

Ideally located just about a one-minute golf cart ride to Miramar Beach's largest public beach access, the property offers easy access to the Gulf along with close proximity to Destin, Sandestin Resort, and Scenic Highway 30A. Guests benefit from nearby dining, shopping, and entertainment, further supporting consistent rental demand year-round. This property stands out as a high-performing, income-producing asset with future bookings already in place, professional management available, and no additional setup required, making it an exceptional opportunity for investors seeking a proven luxury vacation rental in one of the Emerald Coast's most desirable markets.

Built in 2025

Essential Information

MLS® #	1003244
Sold Price	\$1,800,000
List Price	\$1,802,000
Bedrooms	7
Bathrooms	8.00
Full Baths	7
Half Baths	1
Square Footage	3,130
Acres	0.09
Year Built	2025
Type	Detached Single Family
Sub-Type	Detached Single Family

Style	Beach House
Status	Sold

Community Information

Address	16 Blue Ohana Court
Area	15 - Miramar/Sandestin Resort
Subdivision	Blue Ohana
City	Miramar Beach
County	Walton
State	FL
Zip Code	32550

Amenities

Utilities	Electric, Public Sewer, Public Water
Has Pool	Yes
Pool	Heated, In Ground

Interior

Interior Features	Breakfast Bar, Crown Molding, Kitchen Island, Recessed Lighting, Newly Painted, Owner's Closet, Walls Paneled, Washer/Dryer Hookup, Wet Bar, Woodwork Painted
Appliances	Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Tankless Water Heater
Heating	Central
Cooling	Central Air
# of Stories	3

Exterior

Exterior Features	Balcony, Private Yard, Pool - Gunite Concrtr, Sprinkler System
Lot Description	Corner Lot, Covenants, Curb & Gutter, Sidewalk, Within 1/2 Mile to Water
Roof	Metal
Construction	Frame, Shake Siding, Siding CmntFbrHrdBrd
Foundation	Slab

School Information

Elementary	Van R Butler
Middle	Emerald Coast
High	Destin

Additional Information

Days on Website 120
Zoning Resid Single Family

Listing Details

Listing Office Beach House Sales and Development

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Listing information last updated on September 13th, 2026 at 3:22am CDT