

\$1,050,000 - 204 Avalon Boulevard, Miramar Beach

MLS® #991174

\$1,050,000

4 Bedroom, 4.00 Bathroom, 3,296 sqft

Detached Single Family on 0.23 Acres

AVALON BEACH ESTATES, Miramar Beach, FL

196 Avalon Blvd in Miramar Beach offers the rare combination of location, layout, and opportunity. Located in the gated community of Avalon Beach Estates, a Gulf-front community with deeded beach access, this fully furnished beach home is just a short stroll to the sugar-white sands and offers gentle Gulf views from the upper level.

Designed for gathering and multi-generational living, the thoughtful floor plan features the owner's suite plus two additional bedrooms connected by a shared bath on the first floor, creating ideal separation and convenience for guests. Upstairs, a private second suite is paired with a loft-style flex space, kitchenette, and balcony with Gulf views, offering excellent potential for guest privacy, entertaining, or enhanced rental appeal.

Expansive living areas are filled with natural light from transom windows and enhanced by soaring 10-foot ceilings, creating an airy coastal feel throughout. The open-concept design flows seamlessly to the private pool and outdoor entertaining space, while four true bedrooms provide flexibility for full-time living, a second home, or vacation rental investment.

With generous square footage and short-term rental approval, this property presents an exceptional opportunity for a buyer ready to update and personalize in one of Miramar



Beach's most desirable locations. Enjoy low HOA fees, community tennis and pool, and close proximity to Sandestin Golf and Beach Resort. bath access and ground-floor pool access.

Upstairs, discover the owner's retreat: a master suite with king bed and private bath, paired with a cozy den featuring a wet bar, seating for two, and a separate balcony with gulf-peeking views. Outside, a private pool and patio beckon, and the community's large lagoon-style pool, tennis courts, and gated beach access are just a short stroll away.

Located in the exclusive Avalon Beach Estates community in Miramar Beach, this home blends privacy with the vibrant lifestyle of Destin's Emerald Coast minutes from beachfront dining, shopping at the nearby outlet and mall, and the best seafood restaurants and nightlife on Scenic Gulf Drive.

Fully furnished and turnkey, 196 Avalon Blvd offers a rare opportunity to own not just a vacation home, but a lifestyle where morning coffees and salty breezes, barefoot walks to the beach, and poolside sunsets feel effortless.

Exterior and interior painting and repairs being completed by end of January.

Built in 2003

Essential Information

MLS® #	991174
Sold Price	\$1,050,000
List Price	\$1,250,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3

Half Baths	1
Square Footage	3,296
Acres	0.23
Year Built	2003
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Mediterranean
Status	Sold

Community Information

Address	204 Avalon Boulevard
Area	15 - Miramar/Sandestin Resort
Subdivision	AVALON BEACH ESTATES
City	Miramar Beach
County	Walton
State	FL
Zip Code	32550

Amenities

Utilities	Public Sewer, Public Water
# of Garages	2
View	Gulf
Has Pool	Yes
Pool	In Ground

Interior

Appliances	Dishwasher, Gas Water Heater
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Fireplace Gas
# of Stories	2

Exterior

Exterior Features	Balcony
Lot Description	Irregular Lot
Construction	Stucco

School Information

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	275
Zoning	Coastal Center, Resid Single Family

Listing Details

Listing Office	Fathom Realty FL LLC
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