

\$980,000 - 25 Tristram Way, Miramar Beach

MLS® #990639

\$980,000

3 Bedroom, 2.00 Bathroom, 1,934 sqft

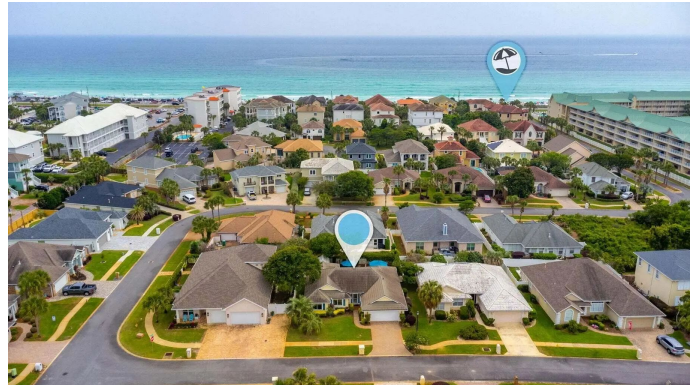
Detached Single Family on 0.17 Acres

AVALON BEACH ESTATES, Miramar Beach,
FL

Welcome to Avalon Beach Estates -- one of Miramar Beach's most coveted coastal communities, celebrated for its 500+feet of private deeded beach and exceptional resort-style amenities that define the ultimate vacation-friendly lifestyle. This stunning Mediterranean-style residence is perfectly situated just three blocks from your own exclusive stretch of sugar-white shoreline, offering an unparalleled opportunity for full-time living, a luxurious second home, or a high-performing short-term rental investment. Step inside to discover a bright, spacious interior enhanced by vaulted and trey ceilings, a cozy gas fireplace, and a seamless layout ideal for entertaining or relaxing. The outdoor space is a true highlight, complete with an outdoor kitchen and bar, paved patio, and even a greenhouse, making it perfect for hosting, gardening, or enjoying Florida's temperate coastal climate.

The kitchen features stainless steel appliances, while the adjacent office/sunroom/4th bedroom provides a peaceful retreat overlooking the private backyard.

This home has been thoughtfully updated with premium upgrades including 2021 impact windows, 2018 A/C & gas furnace, original stone-coated steel roof with 18y remaining, 2013 gas water heater, granite countertops throughout, renovated bathrooms, and custom closets. Residents of Avalon Beach Estates



enjoy access to an impressive array of amenities, including a seasonally heated community pool, tennis and pickleball courts, basketball court, shuffleboard, sidewalks throughout, and of course, exclusive use of the community's 500+ feet of private deeded beach. With low HOA dues and short-term rentals permitted, this neighborhood stands out as one of the most desirable and investment-friendly communities along the Emerald Coast.

Whether you're seeking a full-time coastal haven, a second home, or a high-performing vacation rental opportunity, this stunning property in Avalon Beach Estates offers the perfect blend of luxury, location, and lifestyle.

Built in 1994

Essential Information

MLS® #	990639
Sold Price	\$980,000
List Price	\$980,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,934
Acres	0.17
Year Built	1994
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Mediterranean
Status	Sold

Community Information

Address	25 Tristram Way
Area	15 - Miramar/Sandestin Resort
Subdivision	AVALON BEACH ESTATES
City	Miramar Beach

County	Walton
State	FL
Zip Code	32550

Amenities

Utilities	Electric, Gas - Natural, Phone, Public Sewer, Public Water, TV Cable
Parking	Garage Door Opener, Garage
# of Garages	2

Interior

Interior Features	Breakfast Bar, Bookcases, Tray Ceiling(s), Vaulted Ceiling(s), Fireplace, Recessed Lighting, Pantry, Pull Down Stairs, Wallpaper, Washer/Dryer Hookup, Woodwork Painted
Appliances	Dishwasher, Disposal, Microwave, Gas Water Heater
Heating	Natural Gas, Gas - Natural
Cooling	Central Air, Ceiling Fan(s)
Fireplace	Yes
Fireplaces	Fireplace Gas
# of Stories	1

Exterior

Exterior Features	Private Yard, Sprinkler System, Outdoor Kitchen
Lot Description	Covenants, Cul-De-Sac, Curb & Gutter, Interior Lot, Level, Restrictions, Sidewalk, Within 1/2 Mile to Water
Windows	Window Treatments
Roof	Metal
Construction	Stucco
Foundation	Slab

School Information

Elementary	Van R Butler
Middle	Destin
High	South Walton

Additional Information

Days on Website	288
Zoning	Resid Single Family

Listing Details

Listing Office	Compass
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