

\$1,690,000 - 261 Open Gulf Street, Miramar Beach

MLS® #998676

\$1,690,000

6 Bedroom, 5.00 Bathroom, 2,826 sqft

Detached Single Family on 0.09 Acres

BUENA VISTA, Miramar Beach, FL

Short term rental powerhouse featuring a spacious coastal home with ocean views from every floor, direct beach access from the front door, private seasonally heated pool, and massive 22 person sleeping capacity to maximize revenue.

Designer furnishings, professional photography and full inventory to convey for immediate revenue generation.

Less than 300 feet from direct beach access ensures high occupancy. Includes complimentary paddleboards and kayaks for added guest appeal.

Designed from the ground up to ensure easy, low cost maintenance and best possible yield.

Do an Internet search on Legacy Beach Homes of Destin, Florida to view real time calendars in order to determine availability for showings. Seller is listing over \$100 million worth of properties from their portfolio (35 large STRs in the Destin/Miramar/30A area with an average appraisal value of slightly over \$3M each.).

Seller is only selling 10% of the portfolio. Seller will withdraw this and/or any other remaining listings once the first \$10 million (approximately) in sales have been achieved.

Seller (Equisource Holdings dba Legacy



Beach Homes) does not disclose property-level rental revenue data. Buyer to perform their own due diligence regarding income potential. However, the appraisal in the document section of this listing may include the appraiser's revenue projection.

Seller will make all reasonable efforts to facilitate the transfer of future reservations.

The Seller does not have to sell. Property has been priced based on recent appraisal and reflects the seller's minimum acceptable price.

Most recent appraisal and inspections are included in the documents section of this listing.

Built in 2003

Essential Information

MLS® #	998676
Sold Price	\$1,690,000
List Price	\$1,690,000
Bedrooms	6
Bathrooms	5.00
Full Baths	5
Square Footage	2,826
Acres	0.09
Year Built	2003
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Contemporary
Status	Sold

Community Information

Address	261 Open Gulf Street
Area	15 - Miramar/Sandestin Resort
Subdivision	BUENA VISTA
City	Miramar Beach

County	Walton
State	FL
Zip Code	32550

Amenities

Utilities	Electric, Public Sewer, Public Water
View	Gulf
Has Pool	Yes
Pool	Above Ground, In Ground

Interior

Interior Features	Breakfast Bar, Recessed Lighting, Owner's Closet, Washer/Dryer Hookup, Woodwork Painted
Appliances	Dishwasher, Disposal, Dryer, Microwave, Refrigerator, Washer, Electric Water Heater
Heating	Central
Cooling	Ceiling Fan(s)
# of Stories	3

Exterior

Exterior Features	Outdoor Grill, Balcony, Pool - Gunite Concrtr
Lot Description	Corner Lot, Dead End, Flood Insurance Req, Interior Lot, Irregular Lot, Level, Within 1/2 Mile to Water
Windows	Window Treatments
Construction	Foundation Off Grade, Frame, Siding Vinyl, Wood Siding, Trim Vinyl

School Information

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	174
Zoning	Resid Single Family

Listing Details

Listing Office	Century 21 Wimco Realty Inc
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