

# **\$4,600 - 261 Sandy Cay Drive, Miramar Beach**

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MLS® #974304

**\$4,600**

4 Bedroom, 2.00 Bathroom, 1,869 sqft  
Single Family Residence on 0.18 Acres

PARADISE RETREAT, Miramar Beach, FL

Welcome to your private Florida residence in the highly desirable gated community of Paradise Retreat! This stunning 4-bedroom, 2-bathroom pool home offers the perfect blend of comfort, elegance & resort-style living. Ideally located in Miramar Beach, enjoy private deeded beach access just 2 blocks away, along w/ convenient access to shopping, dining, entertainment, military bases & highly rated schools!

This beautifully maintained single-story, all-brick home features an open-concept floor plan w/ soaring cathedral ceilings, tile flooring throughout, plantation shutters, recessed lighting, decorative plant ledges & ceiling fans. The spacious kitchen is designed for both everyday living & entertaining, complete w/ stainless steel appliances, granite countertops, a center island, pantry & multiple dining areas.

Step outside & enjoy your own private oasis. The huge screened-in lanai surrounds a heated, jetted in-ground pool w/ a water feature, providing year-round enjoyment & the perfect setting for relaxing or entertaining. Additional outdoor amenities include an outdoor shower, an extra-long driveway & a two-car garage w/ an automatic opener.

The spacious primary suite offers a walk-in closet, double vanity sinks & a walk-in shower, creating a comfortable sanctuary at the end of the day.



This home is available furnished or unfurnished to suit your needs. Lawn care & pool service are included in the rent for added convenience. Pets will be considered upon approval w/ an additional pet fee. Flexible lease terms available, please contact the listing agent for more details.

Don't miss this rare opportunity to enjoy luxury beachside living in one of Miramar Beach's most sought-after gated communities.

**\*RECAP OF WHATS SPECIAL\***

HEATED POOL

SCREENED/COVERED LANAI

PRIVATE BEACH ACCESS

GATED COMMUNITY

PETS ALLOWED

GREAT PUBLIC SCHOOLS

FURNISHED OR UNFURNISHED

Built in 2004

### **Essential Information**

|                |                         |
|----------------|-------------------------|
| MLS® #         | 974304                  |
| Sold Price     | \$4,600                 |
| List Price     | \$4,600                 |
| Bedrooms       | 4                       |
| Bathrooms      | 2.00                    |
| Full Baths     | 2                       |
| Square Footage | 1,869                   |
| Acres          | 0.18                    |
| Year Built     | 2004                    |
| Type           | Single Family Residence |
| Sub-Type       | Single Family Residence |
| Style          | Contemporary            |
| Status         | Rented                  |

### **Community Information**

Address                      261 Sandy Cay Drive

|             |                               |
|-------------|-------------------------------|
| Area        | 15 - Miramar/Sandestin Resort |
| Subdivision | PARADISE RETREAT              |
| City        | Miramar Beach                 |
| County      | Walton                        |
| State       | FL                            |
| Zip Code    | 32550                         |

### Amenities

|              |                                              |
|--------------|----------------------------------------------|
| Parking      | Garage Door Opener, Garage, Guest, Oversized |
| # of Garages | 2                                            |
| Has Pool     | Yes                                          |
| Pool         | Heated, In Ground                            |

### Interior

|                   |                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Vaulted Ceiling(s), Kitchen Island, Pantry, Pull Down Stairs, Shelving, Split Bedroom, Woodwork Painted |
| Appliances        | Dishwasher, Disposal, Dryer, Microwave, Refrigerator, Washer, Electric Water Heater                                    |
| Heating           | Central                                                                                                                |
| Cooling           | Central Air, Ceiling Fan(s)                                                                                            |
| # of Stories      | 1                                                                                                                      |

### Exterior

|                   |                                                                                     |
|-------------------|-------------------------------------------------------------------------------------|
| Exterior Features | Lawn Pump, Pool - Gunite Concrct, Pool - Enclosed, Outdoor Shower, Sprinkler System |
| Lot Description   | Covenants, Interior Lot, Level, Restrictions, Within 1/2 Mile to Water              |
| Windows           | Double Pane Windows, Window Treatments                                              |
| Roof              | Shingle                                                                             |
| Construction      | Brick, Trim Vinyl                                                                   |

### School Information

|            |               |
|------------|---------------|
| Elementary | Van R Butler  |
| Middle     | Emerald Coast |
| High       | South Walton  |

### Additional Information

|                 |                     |
|-----------------|---------------------|
| Days on Website | 514                 |
| Zoning          | Resid Single Family |

### Listing Details

Listing Office

Dream Team Realty of NW Florida LLC

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