$780,000 - 298 Cobalt Lane, Miramar Beach

MLS® #967203

$780,000
3 Bedroom, 3.00 Bathroom, 2,021 sqft
Detached Single Family on 0.13 Acres

EMERALD BAY PH 2A, Miramar Beach, FL

WALKTHROUGH TOUR AVAILABLE
298 Cobalt Lane is a master class in craftsmanship and style. Built by the renowned Huff Homes, this property boasts custom upgrades including gas appliances, upgraded engineered hardwood flooring, upgraded tile and countertops, a walk-in laundry room, gas appliances, double crown molding, epoxy-flooring in the 2-car garage, and a private, heated pool.

Framed by chic gas lanterns, 298 Cobalt Lane's classic southern-style brick design exudes elegance. The property's floor plan flows well and wastes zero space. Rarely seen at this price point, the home is outfitted with engineered hardwood flooring; flooring of this quality is typically reserved for multimillion dollar estates. Each bedroom is spacious, and every closet has been fitted with custom shelving to maximize the home's storage. That custom shelving is also present in the walk-in laundry room which boasts a custom-made folding rack.

The guest bedroom suites both have dedicated full-sized bathrooms that include upgraded tile as well as quartz countertops. The tile selections in this property are of a quality I normally only find in my listings above $2,000,000 in value; the quality of this property is exceptional in every aspect.

The kitchen is outfitted with stainless steel, gas

appliances that are framed in by a porcelain tile backsplash and quartz countertops. The kitchen also has custom floor-to-ceiling shelving built into the pantry.

One thing I really appreciate about the floorplan at 298 Cobalt Lane is the headers that separate the kitchen, dining room, and living room. Although it's an open floorplan design, the headers give each space a sense of definition, an end point to clearly delineate one space from the next. It's almost like the architect found a way to cleverly create a traditional floorplan feel while maintaining the maximum space utilization that an open floorplan allows. The living room is extremely spacious, it feels much larger than you'd expect for a home of just over 2,000 square feet. The gas fireplace is framed with an elegant marble tile which continues the high-end feel that this property consistently maintains throughout.

The master suite is spacious, providing ample room for a king-sized bed, end tables, and a chest-of-drawers with room to spare. The California-style walk-in closet boasts floor-to-ceiling custom shelving, and the bathroom suite as a large walk-in shower and two separate vanities.

The backyard is the crown jewel of this home; it's one of the only properties on the street with a private, heated pool and a screened-in back porch. The additional fenced-in yard space is perfect for children to play or to have a quiet area to let your pets roam.

298 Cobalt Lane is located in the gated subdivision of Emerald Bay, renowned for it's 18-hole golf course and luxurious community amenities that include a clubhouse, spacious pool, tennis courts, pickleball, and 24-hour security. Emerald Bay is located only 2.6 miles

from a public beach access and it's positioned even closer than that to the world-class shopping and dining accommodations at the Destin Commons including the area's only Whole Foods market. Emerald Bay is within 5-minutes of the world-class boating accommodations of Legendary Marina, and it sits within a 10-minute drive from over 50 different restaurants as well as bowling alleys, movie theaters, Big Kahuna's Waterpark, multiple public beach accesses, and a host of other entertainment and dining options.

Built in 2018

Essential Information

MLS® #	967203
Sold Price	$780,000
List Price	$815,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,021
Acres	0.13
Year Built	2018
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Craftsman
Status	Sold

Community Information

Address	298 Cobalt Lane
Area	15 - Miramar/Sandestin Resort
Subdivision	EMERALD BAY PH 2A
City	Miramar Beach
County	Walton
State	FL
Zip Code	32550

Amenities

Amenities	BBQ Pit/Grill, Community Room, Gated Community, Golf, Minimum Rental Prd, Short Term Rental - Not Allowed, Pool, Tennis, Pets Allowed, Pickle Ball
Utilities	Electric, Gas - Natural, Public Sewer, Public Water
Parking	Garage Door Opener, Garage
# of Garages	2
Has Pool	Yes
Pool	Heated, In Ground

Interior

Interior Features	Crown Molding, Vaulted Ceiling(s), Fireplace
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Washer, Gas Water Heater, Tankless Water Heater
Heating	Gas - Natural
Fireplace	Yes
Fireplaces	Fireplace Gas
# of Stories	1

Exterior

Exterior Features	Private Yard, Sprinkler System
Lot Description	Cul-De-Sac
Windows	Storm Window(s), Window Treatments
Roof	Shake
Construction	Frame, Brick
Foundation	Slab

School Information

Elementary	Destin
Middle	Destin
High	Destin

Additional Information

Days on Website	593
Zoning	Resid Single Family
HOA Fees	322
HOA Fees Freq.	Quarterly

Listing Details

Listing Office	Compass

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