

# \$600,000 - 30 Walton Way, Miramar Beach

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MLS® #980221

**\$600,000**

3 Bedroom, 2.00 Bathroom, 1,964 sqft

Detached Single Family on 0.33 Acres

HOLIDAY SHORES ESTATES, Miramar Beach, FL

Looking for a 2nd home with room for a pool that you can rent out when not using? This house checks those boxes! Excellent Miramar Beach location with tons of privacy that is also the perfect fit for a primary residence. Flood Zone X so no Flood Insurance required. No HOA - Over 1/3 Acre - Corner Lot - Room for Boat, Jet Skis & RV - Short Term Rental Capable - Minutes to Neighborhood Parks, Boat Launch & Beach...Gorgeous 3BR/2BA home in the popular Holiday Shores Estates community in Miramar Beach. Excellent layout maximizes space, the high ceilings & tall doorways give it a spacious airy feel & large windows with transom windows provide an abundance of natural light. Outstanding features include a separate den that could be used as an office, library, playroom or formal dining room, a split floorplan with huge primary bedroom & sitting area, custom built closets in all bedrooms, open kitchen with breakfast bar, wine chiller, stainless appliances, beautiful hardwood floors, 2 HVAC systems, 2 hot water heaters, a large Florida Room with tons of windows overlooking the backyard and a 2 car garage. Situated on a 0.33 acre corner lot backing up to a serene wooded parcel, this lot offers rare privacy & plenty of room for all of your "toys" as well as the possibility of adding a pool or hot tub to expand your outdoor enjoyment plus there is an electric hook up for an RV. Great short term rental capability! Located in Flood Zone X so no flood insurance



required. Quick access to Parks & Rec...Paradise Park 1 minute, Legion Park Boat Launch - 2 Miles, Haugen Bayfront Dog Friendly Park 1/2 mile, Miramar Beach Regional Beach Access - 1.9 miles - all accessible without having to get on Highway 98! Take your golf cart from N Holiday & cross at the light to S Holiday Road to get to Scenic 98. You can make your way all the way to the Destin Harbor on back roads without getting on Hwy 98. Additionally, unlike some neighborhoods in the area, there are multiple ways to get in and out of the neighborhood with a traffic light. Don't miss this special property, schedule your showing today!

Built in 1994

### **Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | 980221                 |
| Sold Price     | \$600,000              |
| List Price     | \$664,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,964                  |
| Acres          | 0.33                   |
| Year Built     | 1994                   |
| Type           | Detached Single Family |
| Sub-Type       | Detached Single Family |
| Style          | Traditional            |
| Status         | Sold                   |

### **Community Information**

|             |                               |
|-------------|-------------------------------|
| Address     | 30 Walton Way                 |
| Area        | 15 - Miramar/Sandestin Resort |
| Subdivision | HOLIDAY SHORES ESTATES        |
| City        | Miramar Beach                 |
| County      | Walton                        |
| State       | FL                            |

|          |       |
|----------|-------|
| Zip Code | 32550 |
|----------|-------|

### Amenities

|              |                                                       |
|--------------|-------------------------------------------------------|
| Utilities    | Electric, Phone, Public Sewer, Public Water, TV Cable |
| Parking      | Boat, Oversized, RV Access/Parking, Garage            |
| # of Garages | 2                                                     |

### Interior

|                   |                                                                                                                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Bookcases, Cathedral Ceiling(s), Vaulted Ceiling(s), Tray Ceiling(s), Fireplace, Recessed Lighting, Pantry, Pull Down Stairs, Shelving, Split Bedroom, Washer/Dryer Hookup |
| Appliances        | Dishwasher, Disposal, Microwave, Electric Water Heater                                                                                                                                    |
| Heating           | Heat Pump, Central                                                                                                                                                                        |
| Cooling           | Central Air, Ceiling Fan(s)                                                                                                                                                               |
| # of Stories      | 1                                                                                                                                                                                         |

### Exterior

|                   |                                      |
|-------------------|--------------------------------------|
| Exterior Features | Yard Building                        |
| Lot Description   | Corner Lot, Within 1/2 Mile to Water |
| Windows           | Window Treatments                    |
| Roof              | Shingle                              |
| Construction      | Stucco                               |
| Foundation        | Slab                                 |

### School Information

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

### Additional Information

|                 |                     |
|-----------------|---------------------|
| Days on Website | 437                 |
| Zoning          | Resid Single Family |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | REV Realty |
|----------------|------------|

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