

\$1,129,000 - 308 Avalon Boulevard, Miramar Beach

MLS® #1000936

\$1,129,000

3 Bedroom, 3.00 Bathroom, 2,024 sqft

Detached Single Family on 0.16 Acres

AVALON BEACH ESTATES, Miramar Beach,
FL

Tech-Forward Coastal Retreat With Private Beach Access--Remodeled in 2020 with an extraordinary level of finish and craftsmanship, this home presents a rare take on coastal luxury- sophisticated in design, effortless in function and remarkably livable on a single level. From the moment you enter, soaring ceilings, a hand-hewn marble stacked stone gas fireplace, reversed cake-tiered crown molding and carefully selected designer lighting set a striking tone. The open floor plan lives larger than its 2,200 square feet, enhanced by long-plank porcelain wood-look tile and seamless sightlines through the main living spaces. At the heart of the home, the kitchen pairs artistry with utility. Floating cabinetry with undermount lighting, quartz counters and backsplash and intricate custom cabinetry create a space that feels both polished and distinctive. Hand-hewn Florida cypress adds warmth and character, carrying through the home in a way that feels richly architectural rather than merely decorative. Full app integration and Sonos surround sound throughout the interior and exterior add a modern layer of convenience, allowing lighting and audio to be adjusted with ease. The primary suite is especially memorable, framed by vaulted Florida cypress ceilings and anchored by a spa-like bath with marble flooring, floating cabinetry, undermount lighting, dual vanities and an open walk-in shower. The custom rain showerhead,



fabricated in Germany, adds another thoughtful detail. A walk-in closet with built-in cabinetry and automated lighting continues the home's tailored, tech-forward sensibility. A private guest wing is separated by a solid cypress barn door and offers exceptional flexibility. Two additional bedrooms each feature ensuite baths, Florida cypress ceilings and closets with automated lighting. One of these rooms can easily serve as a second primary suite thanks to its deep soaking tub with armrests, walk-in shower and three separate shower heads, including another custom German-fabricated rain showerhead. Throughout the baths, floating cabinetry, quartz countertops and custom tilework reinforce the home's consistent attention to detail. Practical spaces were given the same level of care. The spacious laundry room includes quartz countertops, extensive built-in cabinetry, shoe storage and motion-activated lighting. The attached two-car garage adds convenience, while smart security features include a front door that automatically locks when left unsecured and a garage door that closes on its own after an hour. Outdoors, a generator, hurricane shutters, and an irrigation system that delivers water directly to individual plants' roots for a more efficient approach to landscape care. Set within Avalon Beach Estates along Scenic Highway 98, this residence also enjoys access to an impressive collection of neighborhood amenities, including Deeded Gated Beach Access, a heated swimming pool, tennis courts, pickleball courts, park areas, basketball and a quiet no-through-traffic setting. Dining along Scenic Highway 98, Destin Commons, beachside favorites including The Crab Trap, Captain Dave's and Pompano Joe's, plus a variety of shopping and entertainment options are all just minutes away. Equal parts refined and relaxed, this is a home that brings together craftsmanship, comfort and coastal

convenience in a truly uncommon way.

Built in 1995

Essential Information

MLS® #	1000936
Sold Price	\$1,129,000
List Price	\$1,129,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,024
Acres	0.16
Year Built	1995
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Ranch
Status	Sold

Community Information

Address	308 Avalon Boulevard
Area	15 - Miramar/Sandestin Resort
Subdivision	AVALON BEACH ESTATES
City	Miramar Beach
County	Walton
State	FL
Zip Code	32550

Amenities

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

Interior

Interior Features	Breakfast Bar, Crown Molding, Vaulted Ceiling(s), Tray Ceiling(s), Fireplace, Kitchen Island, Recessed Lighting, Owner's Closet, Washer/Dryer Hookup, Natural Woodwork
Appliances	Cooktop, Dishwasher, Disposal, Dryer, Microwave, Double Oven, Range Hood, Washer, Gas Water Heater, Tankless Water Heater

Heating	Central, Gas - Natural
Cooling	Ceiling Fan(s)
Fireplace	Yes
Fireplaces	Fireplace Gas
# of Stories	1

Exterior

Exterior Features	Outdoor Grill, Hurricane Shutters, Sprinkler System
Lot Description	Covenants, Interior Lot, Level, Low, Restrictions, Sidewalk, Survey Available, Within 1/2 Mile to Water
Windows	Double Pane Windows, Storm Window(s), Plantation Shutters, Window Treatments
Roof	Composite Shngl
Construction	Brick
Foundation	Slab

School Information

Elementary	Destin
Middle	Destin
High	Destin

Additional Information

Days on Website	149
Zoning	Deed Restrictions, Resid Single Family

Listing Details

Listing Office	Scenic Sotheby's International Realty
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