

\$2,500,000 - 31 Ballamore Road, Miramar Beach

MLS® #994965

\$2,500,000

6 Bedroom, 6.00 Bathroom, 4,764 sqft

Detached Single Family on 0.15 Acres

AVALON BEACH ESTATES, Miramar Beach,
FL

Discover coastal luxury at 31 Ballamore Road, an exquisite retreat that is just steps to a rare, premium beach experience with an exclusive 500-foot private beach, ensuring owners and guests can enjoy the pristine white sands and emerald waters in an uncrowded, serene setting. Currently configured as a spacious second home and vacation rental, the home offers incredible versatility with the potential to be easily modified into a 7-bedroom coastal powerhouse, maximizing its rental potential or accommodating large family gatherings. Ideally positioned in the second row from the beach, this residence captures Gulf views and features a private pool and hot tub, along with access to neighborhood pickleball and tennis courts. Whether you are looking for a high-performing investment property or a sprawling private sanctuary, this home combines sophisticated design with an unbeatable beach location near world-class dining, shopping, and entertainment. Experience the pinnacle of Gulf Coast living where privacy meets paradise.



Built in 2005

Essential Information

MLS® #	994965
Sold Price	\$2,500,000
List Price	\$2,600,000

Bedrooms	6
Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	4,764
Acres	0.15
Year Built	2005
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Mediterranean
Status	Sold

Community Information

Address	31 Ballamore Road
Area	15 - Miramar/Sandestin Resort
Subdivision	AVALON BEACH ESTATES
City	Miramar Beach
County	Walton
State	FL
Zip Code	32550

Amenities

Utilities	Community Water, Electric, Gas - Natural, Phone, Public Sewer, Public Water
Parking	See Remarks
# of Garages	2
View	Gulf
Has Pool	Yes
Pool	Heated, In Ground

Interior

Interior Features	Central Vacuum, Crown Molding, Vaulted Ceiling(s), Tray Ceiling(s), Fireplace, Kitchen Island, Newly Painted, Owner's Closet, Washer/Dryer Hookup, Wet Bar, Elevator
Appliances	Dishwasher, Disposal, Microwave, Gas Water Heater
Heating	Central, Gas - Natural
Cooling	Central Air, Ceiling Fan(s)
# of Stories	3

Exterior

Exterior Features	Hot Tub, Lawn Pump
Lot Description	Within 1/2 Mile to Water
Windows	Window Treatments
Roof	Slate
Construction	Stucco

School Information

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	215
Zoning	Resid Single Family

Listing Details

Listing Office	Eastland Real Estate
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