

\$1,550,000 - 31 Bayshore Drive, Miramar Beach

MLS® #980566

\$1,550,000

3 Bedroom, 3.00 Bathroom, 2,204 sqft

Detached Single Family on 0.46 Acres

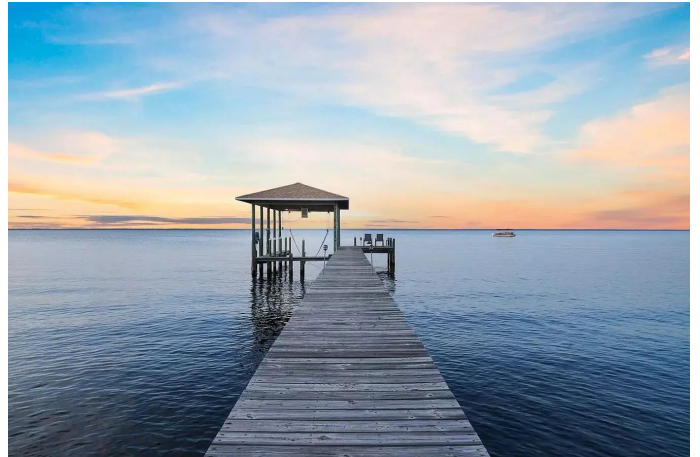
FLAMINGO BEACH, Miramar Beach, FL

Bayfront Luxury + STR Ready

Wake up to dolphins dancing in the bay and end your days with golden hour views over the water! Welcome to 31 Bayshore Drive, a rare bayfront retreat in Miramar Beach offering direct water access, no HOA, and short-term rental approval with rental projections above \$80,000.

Set on nearly half an acre of premium waterfront, this turnkey home comes fully furnished for immediate use as a high-performing short-term rental, second home, or full-time residence. All essential items: beds, couches, dining pieces, and some décor stay, with just a few select personal items excluded. Inside, the home is as functional as it is beautiful. The seller, a professional chef, intentionally prioritized a full butler's pantry over a traditional laundry room to accommodate the many family events hosted here, including Thanksgiving feasts and intimate family weddings. This isn't just a house; it's a place made for celebrating life and bringing people together.

From the moment you enter, you're met with expansive bay views that flood the home with light and create a peaceful connection to nature. The open-concept layout flows seamlessly from the chef's kitchen to the inviting living area and out to the back patio, ideal for entertaining or unwinding.



Big-ticket updates? Already done.

Roof replaced in 2020

HVAC and hot water heater replaced within the last 5 years

Saltwater-rated systems in place

Step outside to your private dock with boat lift and launch into the wide-open Choctawhatchee Bay. Spend the day cruising to Crab Island, paddleboarding at sunrise, or docking for dinner at Baytowne Wharf. And when the beach calls, the sugar-white sands of the Emerald Coast are just minutes away.

Looking for golf, shopping, or fine dining? You're only moments from Regatta Bay Golf & Yacht Club, Grand Boulevard, Silver Sands Premium Outlets, and Destin Commons not to mention top-tier restaurants like Emeril's Coastal and Seagar's Prime Steaks & Seafood.

Whether you're seeking an income-producing rental, a coastal second home, or a primary residence with no compromises, 31 Bayshore Drive delivers the rare combination of waterfront access, beachside proximity, and luxurious freedom all in a no-HOA neighborhood known for its privacy and charm.

Homes with private docks, rental approval, and this level of lifestyle access rarely hit the market especially at this price.

Don't let this rare coastal opportunity slip away. Schedule your private showing today and step into the Florida lifestyle you've been dreaming of.

Built in 1999

Essential Information

MLS® #	980566
Sold Price	\$1,550,000
List Price	\$1,599,995
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,204
Acres	0.46
Year Built	1999
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Mediterranean
Status	Sold

Community Information

Address	31 Bayshore Drive
Area	15 - Miramar/Sandestin Resort
Subdivision	FLAMINGO BEACH
City	Miramar Beach
County	Walton
State	FL
Zip Code	32550

Amenities

Utilities	Electric, Phone, Public Sewer, Public Water, TV Cable, Tap Fee Paid
Parking	Garage Door Opener, Boat, Golf Cart Garage, Guest, Oversized, RV Access/Parking, Garage
# of Garages	2
View	Bay, Intracoastal Waterwy
Is Waterfront	Yes
Waterfront	Bay, Intracoastal Wtrwy, Shore - Rip Rap, Seawall

Interior

Interior Features	Breakfast Bar, Tray Ceiling(s), Vaulted Ceiling(s), Recessed Lighting, Pantry, Pull Down Stairs, Shelving, Split Bedroom, Washer/Dryer Hookup, Woodwork Painted
Appliances	Cooktop, Dishwasher, Disposal, Microwave, Refrigerator, Electric Water

	Heater
Heating	Central
Cooling	Central Air
# of Stories	1

Exterior

Exterior Features	Boat Slip, Boatlift, Dock, Lawn Pump, Sprinkler System
Lot Description	Bulkhead/Seawall, Dead End, Level, Within 1/2 Mile to Water
Windows	Window Bay
Roof	Shingle
Construction	Stone, Stucco

School Information

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	432
Zoning	Resid Single Family

Listing Details

Listing Office	EXP Realty LLC
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