

\$745,000 - 329 L'atrium Circle, Miramar Beach

MLS® #1000457

\$745,000

4 Bedroom, 2.00 Bathroom, 1,950 sqft

Detached Single Family on 0.19 Acres

L'ATRIUM, Miramar Beach, FL

SPACIOUS home with a great, flexible floor plan- 4 beds and 2 baths all on ONE LEVEL on a very private .19 acre corner lot with a COMPLETELY fenced back yard located within Sandestin Golf and Beach Resort! L'Atrium is located on the quieter bayside of the resort very close to the new Audubon Community pool! The home has a new roof (2021), new exterior paint (2025), custom garage door, newer water heater, new HVAC and ducting (2022), new heated/cooled Florida room and a back gate to allow additional golf cart parking. Home has been wired for a whole house generator and rewired with high speed fiber cable. Low HOA fees of just \$275/mo provides you weekly landscaping (front and back) and pest control. Truly a fantastic permanent resident or 2nd home! Sandestin Golf and Beach Resort features more than seven miles of beaches and pristine bay front, four championship golf courses, 15 world-class tennis courts, pickleball courts, 108 catch and release ponds stocked with bass (no fishing license required), a 226-slip marina, a fitness center, spa and celebrity chef dining. Shop, dine and play at the charming pedestrian village, The Village of Baytowne Wharf and more. Inside the gates of the resort, residents of the 72 distinctly different neighborhoods enjoy a balanced lifestyle of high-class living, spanning 2,400 acres from the beach to the bay. There are just over 4600 properties within the gates which offer 24 hrs./day gated security. Everything within the gates of the



resort is accessible by golf cart or bicycle. The entire resort is interconnected by miles of pedestrian, bike and golf cart paths that weave through groves of live oaks, meandering past natural lagoons, fountains, man-made lakes, and meticulously landscaped fairways. Just beyond the gates, Grand Blvd with its weekly farmers market, varied events and superb section of dining and shopping is readily accessible by golf cart. The Market Shops, on the south side of highway 98, boasting more dining and shopping choices, is easily accessible utilizing the tunnel beneath Hwy 98

Built in 1982

Essential Information

MLS® #	1000457
Sold Price	\$745,000
List Price	\$785,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,950
Acres	0.19
Year Built	1982
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Patio Home
Status	Sold

Community Information

Address	329 L'atrium Circle
Area	15 - Miramar/Sandestin Resort
Subdivision	L'ATRIUM
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, Converted Garage

Interior

Interior Features	Atrium, Bookcases, Vaulted Ceiling(s), Newly Painted, Pantry, Pull Down Stairs, Split Bedroom, Washer/Dryer Hookup
Appliances	Dishwasher, Disposal, Dryer, Microwave, Refrigerator, Washer, Electric Water Heater
Heating	Central, Gas - Natural
Cooling	Central Air, Ceiling Fan(s)
Fireplace	Yes
Fireplaces	Fireplace Gas
# of Stories	1

Exterior

Exterior Features	Sprinkler System
Lot Description	Corner Lot, Covenants, Dead End, Easements, Irregular Lot, Survey Available
Windows	Window Treatments
Roof	Composite Shngl
Construction	Frame, Stucco, Wood Siding
Foundation	Slab

School Information

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	154
Zoning	Resid Single Family

Listing Details

Listing Office	Rock-It Real Estate
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