

\$1,300,000 - 36 S St. Francis Drive, Miramar Beach

MLS® #1006064

\$1,300,000

4 Bedroom, 4.00 Bathroom, 2,111 sqft

Detached Single Family on 0.09 Acres

EMERALD WATERS VILLAGE, Miramar Beach, FL

Welcome to 36 St. Francis Drive South, a beautifully maintained one-owner home in the gated beach community of Emerald Waters.

Located just 0.4 miles from both the deeded beach access and the popular Pompano Joe's public beach access, this coastal retreat offers the perfect combination of privacy, convenience, and investment potential.

Thoughtfully updated and exceptionally cared for, the home features a bright, neutral interior with updated flooring, paint, kitchen, and bathrooms. The spacious floor plan includes 4 bedrooms, 3.5 bathrooms, desirable first-floor primary suite, and a one-car garage. Step outside to your private backyard oasis, complete with a gunite pool, outdoor entertaining space, and a generator for added peace of mind.

Whether you're searching for a primary residence, second home, or investment opportunity, this property offers exceptional flexibility. Enjoyed by its original owner and never operated as a vacation rental, the home presents a rare opportunity to acquire a meticulously maintained beach retreat with strong vacation rental income potential. Rental projections are available upon request.

Emerald Waters is a gated community known for its charming coastal architecture, deeded



access, community pools, and prime Miramar Beach location close to dining, shopping, and entertainment.

This is a rare opportunity to own a beautifully updated beach home that has been maintained with pride while offering the ability to maximize future rental income.

Built in 2003

Essential Information

MLS® #	1006064
Sold Price	\$1,300,000
List Price	\$1,399,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,111
Acres	0.09
Year Built	2003
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Sold

Community Information

Address	36 S St. Francis Drive
Area	15 - Miramar/Sandestin Resort
Subdivision	EMERALD WATERS VILLAGE
City	Miramar Beach
County	Walton
State	FL
Zip Code	32550

Amenities

Utilities	Electric, Public Sewer, Public Water
Parking	Garage

of Garages 1

Interior

Interior Features Breakfast Bar, Newly Painted, Pantry, Split Bedroom, Walls Wainscoting, Washer/Dryer Hookup

Appliances Dishwasher, Disposal, Refrigerator, Electric Water Heater

Cooling Central Air, Ceiling Fan(s)

Fireplace Yes

Fireplaces EPA Qualified Fireplace, Fireplace Gas

of Stories 2

Exterior

Exterior Features Balcony, Private Yard, Hurricane Shutters, Pool - Gunite Concr, Rain Gutters

Lot Description Interior Lot, Irregular Lot, Level, Restrictions, Within 1/2 Mile to Water

Windows Plantation Shutters, Window Treatments

Construction Stucco

School Information

Elementary Destin

Middle Destin

High Destin

Additional Information

Days on Website 93

Zoning Resid Single Family

Listing Details

Listing Office ERA American Real Estate

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