

# \$3,300,000 - 446 Admiral Court, Destin

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MLS® #988770

**\$3,300,000**

4 Bedroom, 4.00 Bathroom, 4,639 sqft

Detached Single Family on 0.55 Acres

REGATTA BAY PH 1, Destin, FL

Discover this 4 bedroom / 4 bathroom + office custom-built bayfront home in the gated Regatta Bay Golf & Yacht Club, offering 4,639 sq ft of luxury living with direct access to boating, fishing, and swimming on Choctawhatchee Bay. Enter through 10 ft Spanish cedar double doors into a two-story foyer with a curved wood & iron staircase, barrel ceiling with hand-burnished paint and stenciling, and views of the black onyx saltwater heated pool, spa, lounge area, screened lanai, summer kitchen, and bay dock. The sitting and dining rooms boast a bowed glass window wall, buffet, and cabinetry. The chef's kitchen includes knotty alder cabinets with lighted antique glass inserts, a hidden pantry with motion lights, granite and wood counters, a large center island, Thermador gas cooktop with griddle, Sub-Zero refrigerator, double convection ovens, wine cooler, Bosch dishwasher, and drawer microwave. Kitchen is open to the living room with gas fireplace, custom stone surround, built-in bookshelves and 24 ft sliding doors blending indoor and outdoor spaces. A downstairs office offers hardwood floors, coffered ceiling, custom cabinetry, water views, and pool access. The primary suite provides a sitting area with double-sided gas fireplace, dual walk-in closets (hers with dresser and granite chest), and a spa bath with walk-in shower featuring dual and rain heads, air-bubbler tub, and dual vanities. Two downstairs guest bedrooms on the opposite



side ensure privacy, each with travertine baths including unique sinks, walls, and floors; an upstairs fourth bedroom and bath adjoin the game room with bay views, full bar, dishwasher, beverage cooler, space for pool and gaming tables, and a balcony with porcelain tile and pecky cypress ceiling. Outdoors, enjoy the summer kitchen with gas grill space, stainless steel fridge, cypress cabinets, TV, gas fireplace with Mexican tile, and pecky cypress ceiling, plus a dock with boat slip, lift, and two wave runner lifts. Additional features include a laundry with smart closet, security system, fridge, washer/dryer, sink, and cabinets; three-car garage; whole-house generator; three HVAC systems; two tankless water heaters; plantation shutters; crown molding; 8 ft knotty alder doors; walk-in attic; and exceptional lighting. This manor delivers ultimate privacy, stunning views, and endless entertainment for coastal Destin Florida living. Location is everything when you can take your Golf Cart to Dinner, Shopping, Marina, School and Beaches within just minutes from your home! Regatta Bay is one of the few resorts with a dedicated red light for easy exit or crossing of Highway 98. Other features are a Golf Academy, covered practice area with greenside bunkers, pool & playground, tennis & pickleball courts, members' lounge, library, locker rooms, pro-shop, Lulu's Restaurant & Bar on the Bay, access to a private pool and bar overlooking Choctawhatchee Bay, boat storage options, a marina ship store, and boating classes.

Built in 2007

### **Essential Information**

|            |             |
|------------|-------------|
| MLS® #     | 988770      |
| Sold Price | \$3,300,000 |
| List Price | \$3,900,000 |

|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 4,639                  |
| Acres          | 0.55                   |
| Year Built     | 2007                   |
| Type           | Detached Single Family |
| Sub-Type       | Detached Single Family |
| Style          | Mediterranean          |
| Status         | Sold                   |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 446 Admiral Court |
| Area        | 14 - Destin       |
| Subdivision | REGATTA BAY PH 1  |
| City        | Destin            |
| County      | Okaloosa          |
| State       | FL                |
| Zip Code    | 32541             |

### Amenities

|               |                                                                                                                                                 |
|---------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities     | BBQ Pit/Grill, Boat Launch, Fishing, Gated Community, Golf, Short Term Rental - Not Allowed, Playground, Pool, Tennis, Waterfront, Pets Allowed |
| Utilities     | Electric, Gas - Natural, Public Sewer, Public Water, TV Cable                                                                                   |
| Parking       | Garage Door Opener, Garage                                                                                                                      |
| # of Garages  | 3                                                                                                                                               |
| Is Waterfront | Yes                                                                                                                                             |
| Waterfront    | Bay, Seawall                                                                                                                                    |
| Has Pool      | Yes                                                                                                                                             |
| Pool          | Heated, In Ground                                                                                                                               |

### Interior

|                   |                                                                                                                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Central Vacuum, Breakfast Bar, Bookcases, Crown Molding, Vaulted Ceiling(s), Tray Ceiling(s), Fireplace, Fireplace 2+, Kitchen Island, Recessed Lighting, Pantry, Split Bedroom, Washer/Dryer Hookup |
| Appliances        | Cooktop, Dishwasher, Disposal, Dryer, Microwave, Double Oven, Washer, Gas Water Heater, Tankless Water Heater                                                                                        |
| Heating           | Central, Gas - Natural                                                                                                                                                                               |

|              |                                        |
|--------------|----------------------------------------|
| Cooling      | Central Air, Ceiling Fan(s)            |
| Fireplace    | Yes                                    |
| Fireplaces   | EPA Qualified Fireplace, Fireplace Gas |
| # of Stories | 2                                      |

## Exterior

|                   |                                                                                                                                 |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Balcony, Boat Slip, Boatlift, Dock, Lawn Pump, Pool - Enclosed, Outdoor Shower, Sprinkler System, Outdoor Kitchen, Rain Gutters |
| Lot Description   | Bulkhead/Seawall, Easements, Flood Insurance Req, Level, Restrictions, Within 1/2 Mile to Water                                 |
| Windows           | Double Pane Windows, Plantation Shutters, Window Treatments                                                                     |
| Roof              | Slate                                                                                                                           |
| Construction      | Frame, Stucco                                                                                                                   |
| Foundation        | Slab                                                                                                                            |

## School Information

|            |        |
|------------|--------|
| Elementary | Destin |
| Middle     | Destin |
| High       | Destin |

## Additional Information

|                 |                     |
|-----------------|---------------------|
| Days on Website | 340                 |
| Zoning          | Resid Single Family |
| HOA Fees        | 975                 |
| HOA Fees Freq.  | Quarterly           |

## Listing Details

|                |                      |
|----------------|----------------------|
| Listing Office | Florida Sales Realty |
|----------------|----------------------|

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