

\$866,406 - 454 Avalon Boulevard, Miramar Beach

MLS® #981017

\$866,406

3 Bedroom, 2.00 Bathroom, 1,815 sqft

Detached Single Family on 0.24 Acres

AVALON BEACH ESTATES, Miramar Beach,
FL

Coastal Living at Its Finest in Coveted Avalon
Beach Estates

Welcome to your slice of paradise just steps from the sugar-white sands and crystal-clear waters of Destin's most beloved beach. Tucked away in the highly sought-after Avalon Beach Estates—where homes rarely hit the market—this beautifully maintained 3-bedroom, 2-bath coastal gem is one of the largest lots in the neighborhood and offers a lifestyle of serenity, sunshine, and community.

Just a 5-minute stroll brings you to 534 feet of private, deeded beach access, while the community pool, tennis courts, and pickleball courts are an easy 3-minute walk from your front door. Whether you're soaking up the sun, enjoying a swim, or catching a game with neighbors, every day feels like a vacation here.... Inside, you'll find newly renovated bathrooms (2020) featuring elegant, high-end finishes. The primary suite boasts quartz dual vanities and a luxurious walk-in shower with full bench your personal spa retreat. The guest bathroom is equally refined, offering a shower/tub combo and a convenient linen closet.

Hardwood floors throughout the main living spaces and bedrooms, custom built-ins, and an enclosed soundproof sunroom overlooking your private pool create the perfect blend of



comfort, charm, and functionality.

Whether you're searching for a full-time residence, a vacation retreat, or an investment with strong rental potential, this exceptional property delivers. Surrounded by long-time residents who adore their neighborhood, you'll be joining a warm, welcoming community where homes are cherished and opportunities are rare.

Don't miss your chance to own a piece of Avalon where coastal elegance meets timeless community.

Built in 1997

Essential Information

MLS® #	981017
Sold Price	\$866,406
List Price	\$955,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,815
Acres	0.24
Year Built	1997
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Contemporary
Status	Sold

Community Information

Address	454 Avalon Boulevard
Area	15 - Miramar/Sandestin Resort
Subdivision	AVALON BEACH ESTATES
City	Miramar Beach
County	Walton
State	FL
Zip Code	32550

Amenities

Amenities	Beach, Deed Access, Pool, Tennis
Utilities	Gas - Natural, Public Sewer, Public Water, TV Cable, Underground
# of Garages	2
Has Pool	Yes
Pool	In Ground

Interior

Interior Features	Tray Ceiling(s), Fireplace, Washer/Dryer Hookup
Appliances	Dishwasher, Disposal, Gas Water Heater
Heating	Central, Gas - Natural
Cooling	Central Air
# of Stories	1

Exterior

Lot Description	Corner Lot, Within 1/2 Mile to Water
Construction	Stucco

School Information

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	424
Zoning	Resid Single Family
HOA Fees	1200
HOA Fees Freq.	Annually

Listing Details

Listing Office	Scenic Sotheby's International Realty
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