

\$2,365,000 - 56 Ballamore Cove, Miramar Beach

MLS® #918795

\$2,365,000

4 Bedroom, 4.00 Bathroom, 3,071 sqft

Detached Single Family on 0.12 Acres

AVALON BEACH ESTATES, Miramar Beach, FL

Imagine having a vacation home with sweeping views across Scenic Hwy 98 towards the beautiful white sandy beaches and Gulf of Mexico. This elegant Mediterranean-style home is set on private landscaped grounds that include an alluring swimming pool and sun deck. Step through the door of this impressive two-story home and appreciate the quality finish throughout. The first floor has a spacious family room with a sitting area, mini kitchen, wet bar and desk area. Two guest bedrooms each have their own ensuite bathroom and access to the patio and pool area. There's also a large bunk room for five that could be used as a media room, home gym or game room. Outside you'll find a private walled garden with swimming pool and sun terrace to enjoy on sunny days. The main open-concept living space and kitchen are on the second floor, taking full advantage of the stunning beach views, especially at sunset. The fresh bright living space has vaulted plank ceilings, new paint and some new furnishings making it move-in ready for owners or renters. A separate formal dining room is a natural space for entertaining family and friends. A row of bar stools is lined up along the high-top breakfast bar. Full-height cabinets, stainless appliances and granite counters make this gourmet kitchen both practical and beautiful. Also on the upper floor, the incredible master suite has enormous windows framing breathtaking gulf views along with private washer & dryer. There's a plush master



bathroom with twin vanities, a huge walk-in closet with a window and direct access to a covered porch for relaxing. Easy beach access via a private walkover makes this a desirable beach house. It comes with the added benefits of tennis courts, a clubhouse and a pool within the exclusive Avalon Beach Estates neighborhood.

Built in 2000

Essential Information

MLS® #	918795
Sold Price	\$2,365,000
List Price	\$2,495,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,071
Acres	0.12
Year Built	2000
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Mediterranean
Status	Sold

Community Information

Address	56 Ballamore Cove
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	Electric, Gas - Natural, Phone, Public Sewer, Public Water, TV Cable

Parking Spaces	1
Parking	Garage Attached
# of Garages	1
Has Pool	Yes
Pool	Pool - Gunite Concrtr, Pool - Heated, Pool - In-Ground, Private

Interior

Interior Features	Breakfast Bar, Built-In Bookcases, Ceiling Crwn Molding, Ceiling Vaulted, Floor Tile, Furnished - All, Plantation Shutters, Washer/Dryer Hookup, Window Treatment All, Woodwork Painted
Appliances	Central Vacuum, Dishwasher, Disposal, Dryer, Microwave, Range Hood, Refrigerator, Security System, Stove/Oven Gas, Washer
Heating	Heat Cntrl Electric
Cooling	AC - Central Elect
# of Stories	2

Exterior

Exterior	Frame, Roof Concrete, Stucco
Exterior Features	Balcony, Fenced Back Yard, Patio Covered, Pool - Gunite Concrtr, Pool - Heated, Pool - In-Ground, Sprinkler System
Lot Description	Covenants, Cul-De-Sac, Restrictions, Survey Available, Within 1/2 Mile to Water
Roof	Roof Concrete
Construction	Frame

School Information

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	440
Zoning	Resid Single Family
HOA Fees	1200.00
HOA Fees Freq.	Annually

Listing Details

Listing Office	Scenic Sotheby's International Realty
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