

\$2,340,000 - 59 Ballamore Cove, Miramar Beach

MLS® #984998

\$2,340,000

5 Bedroom, 6.00 Bathroom, 4,083 sqft

Detached Single Family on 0.11 Acres

Avalon Beach Estates, Miramar Beach, FL

59 Ballamore Cove is a custom-built, one-owner home with Old Florida charm & top-tier luxury finishes including a home elevator, heated pool, covered spa, Wolf & Subzero appliances, a natural-gas outdoor kitchen, & a street-legal LSV (golf cart) that conveys with the sale of the home. This property sits on a quiet cul-de-sac, has a two-car garage, and is located 0.1 miles from a gated beach access that presides over 500' of private beach. The soul of this home is family, and it permeates every aspect of the design choices. As the saying goes, 'it's the little things that matter', and little custom details set this home apart. Some details that immediately stood out to me: The stucco looks like it is meticulously maintained

There's large outdoor entertainment areas on all three levels

Full-sized master suites on the second & third floors

Each bedroom has an ensuite full bathroom

Each floor has a wet bar or full kitchen which allows every level to feel like its own private space

The floor plan flows really well and is surprisingly open for a 2006-built property. The stairs are travertine, and they went the extra mile to accent them with travertine trim. There's a washer/dryer on the first and third floors, and they're both conveniently located next to the elevator.

Ample natural light on all three levels



One key detail in the home that creates a functional floor plan is the outdoor kitchen being located directly off the main kitchen & living room. This small detail means someone can easily watch the grill while prepping vegetables or checking the oven and still be involved in the conversations and memories taking place. The outdoor kitchen also has a set of stairs that leads from the grill to the pool, so when the burgers are done they can immediately be placed in the center of a family gathering, and it also allows an adult to keep an eye on their kids in the pool while they're grilling.

As a luxury real estate agent of almost 10 years and the son of a custom home builder I know quality when I see it, and this home impresses me. 59 Ballamore Cove has an abundance of outdoor living space including two 11'x15' balconies, one of which has views of the Gulf of America. The home also has two separate 15' octagonal covered outdoor living areas that overlook the pool, and that same tower covers the spa and keeps it shaded from the Florida sun. The outside spaces & balconies flow into main living areas to create dynamic indoor/outdoor entertainment options, and the bedrooms are evenly dispersed throughout the three floors so that each level has a sense of definition and allows for multiple generations to stay in the home at once without feeling cramped or like they're on top of one another. Each floor having a wet bar or kitchen area also helps to make all three stories useful on their own while still flowing well with each other - an ideal scenario for multiple families or generations to use the home at the same time.

This home is located in Avalon Beach Estates which is one of the best values on the Emerald Coast. For a \$1,600 annual HOA fee it boasts 500' of private beach that stays peaceful

year-round. Avalon also provides a community pool, pickleball, tennis, and it's a short golf cart or e-bike ride from the Destin Commons & Sandestin Factory Outlet Mall.

Built in 2006

Essential Information

MLS® #	984998
Sold Price	\$2,340,000
List Price	\$2,445,000
Bedrooms	5
Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	4,083
Acres	0.11
Year Built	2006
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Mediterranean
Status	Sold

Community Information

Address	59 Ballamore Cove
Area	15 - Miramar/Sandestin Resort
Subdivision	Avalon Beach Estates
City	Miramar Beach
County	Walton
State	FL
Zip Code	32550

Amenities

Utilities	Electric, Gas - Natural, Public Sewer, TV Cable
Parking	Garage Door Opener
# of Garages	2
View	Gulf
Has Pool	Yes
Pool	Heated, In Ground

Interior

Interior Features	Central Vacuum, Breakfast Bar, Tray Ceiling(s), Fireplace 2+, Recessed Lighting, Owner's Closet, Wet Bar, Elevator
Appliances	Dishwasher, Disposal, Dryer, Microwave, Double Oven, Range Hood, Refrigerator, Washer, Electric Water Heater
Heating	Gas - Natural
Cooling	Ceiling Fan(s)
Fireplace	Yes
Fireplaces	Fireplace Gas
# of Stories	3

Exterior

Exterior Features	Balcony, Private Yard, Hot Tub, Pool - Gunite Concrtr, Sprinkler System
Lot Description	Covenants, Cul-De-Sac, Restrictions, Within 1/2 Mile to Water
Windows	Window Treatments
Roof	Slate
Construction	Stucco

School Information

Elementary	Destin
Middle	Destin
High	Destin

Additional Information

Days on Website	369
Zoning	Resid Single Family

Listing Details

Listing Office	Compass
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