

\$949,000 - 87 Marigot Bay Circle, Miramar Beach

MLS® #1003798

\$949,000

4 Bedroom, 3.00 Bathroom, 1,848 sqft

Detached Single Family on 0.16 Acres

PARADISE RETREAT, Miramar Beach, FL

Fully furnished, fully renovated, & rental-ready, this stunning 4-bedroom + bunk room, 3-bath home with a private pool is in the highly sought-after beachside community of Paradise Retreat. Paradise Retreat features both north and south gate entrances and 320 feet of private deeded beach access. One of the community's most desirable split-bedroom floor plans, this home is ideal as a primary residence, second home, long-term rental, or high-performing vacation rental with projected annual gross rental income of approximately \$85,000. Inside, the spacious layout with tile plank flooring throughout, includes a large kitchen, breakfast nook, dining area and an open great room that flows to the covered patio and pool area. The primary suite overlooks the backyard and features a private ensuite bath. On the opposite side of the home, you'll find three guest bedrooms, a bunk room, and two additional full baths, plenty of space for family and guests. The outdoor living area is designed for relaxation and entertaining, complete w/ paver stones, polywood lounge chairs, tables, fully fenced and an additional separately fenced side yard perfect for pets or game area. The home also backs up to a wooded preserve for added privacy and is one of only 16 homes in the circle with an oversized backyard. Brand-new driveway pavers, brand new extended backyard pavers, brand-new HVAC system being installed June 11th, and a brand-new roof to be installed prior to closing.



Built in 2004

Essential Information

MLS® #	1003798
Sold Price	\$949,000
List Price	\$949,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,848
Acres	0.16
Year Built	2004
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Traditional
Status	Sold

Community Information

Address	87 Marigot Bay Circle
Area	15 - Miramar/Sandestin Resort
Subdivision	PARADISE RETREAT
City	Miramar Beach
County	Walton
State	FL
Zip Code	32550

Amenities

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

Interior

Interior Features	Breakfast Bar, Vaulted Ceiling(s), Recessed Lighting, Pantry, Split Bedroom, Washer/Dryer Hookup, Woodwork Painted
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Washer, Gas Water Heater
Heating	Central, Gas - Natural
Cooling	Central Air, Ceiling Fan(s)

# of Stories	1
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Exterior

Exterior Features	Private Yard, Lawn Pump, Sprinkler System
Lot Description	Covenants, Restrictions, Sidewalk, Survey Available, Within 1/2 Mile to Water
Windows	Window Treatments
Roof	Shingle
Construction	Brick
Foundation	Slab

School Information

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	134
Zoning	Resid Single Family

Listing Details

Listing Office	Douglas Elliman
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Listing information last updated on October 3rd, 2026 at 9:52am CDT