

\$1,400,000 - 91 Charlotte Avenue, Miramar Beach

MLS® #989019

\$1,400,000

4 Bedroom, 4.00 Bathroom, 2,650 sqft

Detached Single Family on 0.12 Acres

FRANGISTA BEACH 2ND ADDN, Miramar Beach, FL

Welcome to 91 Charlotte Avenue, a stunning 4-bedroom, 3.5-bath coastal retreat that perfectly blends modern luxury with timeless craftsmanship. Located just minutes from the sugar-white sands and turquoise waters of the Emerald Coast, this home offers the ideal balance of elegance, comfort, and convenience.

Step inside to discover an inviting open-concept layout highlighted by upgraded millwork, designer finishes, and abundant natural light. The chef's kitchen flows seamlessly into the spacious living and dining areas—perfect for entertaining or relaxed family living.

Both the first-floor and second-floor primary suites provide private sanctuaries with beautifully appointed bathrooms and generous closet space, offering flexibility for guests or multigenerational living. Outdoors, unwind in your private pool with a luxurious swim-spa feature, surrounded by a thoughtfully designed patio space ideal for lounging and entertaining.

While this home would make an exceptional investment property, it has never been rented and has been meticulously maintained as a private second home, showcasing true pride of ownership.

Enjoy the convenience of deeded beach



access situated near premier dining, boutique shopping, and world-class golf, 91 Charlotte Avenue embodies the best of the Emerald Coast lifestyle. Whether you're seeking a full-time residence, vacation retreat, or investment opportunity, this home delivers sophistication, comfort, and coastal charm in every detail.

Built in 2020

Essential Information

MLS® #	989019
Sold Price	\$1,400,000
List Price	\$1,490,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,650
Acres	0.12
Year Built	2020
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Sold

Community Information

Address	91 Charlotte Avenue
Area	15 - Miramar/Sandestin Resort
Subdivision	FRANGISTA BEACH 2ND ADDN
City	Miramar Beach
County	Walton
State	FL
Zip Code	32550

Amenities

Amenities	Beach, Gated Community, Pool, Waterfront, Short Term Rental - Allowed
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Utilities	Electric, Gas - Natural, Public Sewer, Public Water, Underground
Parking	Garage Door Opener
# of Garages	1
Has Pool	Yes
Pool	Heated

Interior

Interior Features	Breakfast Bar, Kitchen Island
Appliances	Dishwasher, Dryer, Freezer, Microwave, Range Hood, Refrigerator, Washer, Gas Water Heater
Heating	Gas - Natural
Cooling	Central Air, Ceiling Fan(s)
# of Stories	2

Exterior

Exterior Features	Private Yard, Hot Tub
Lot Description	Covenants, Level
Windows	Storm Window(s), Plantation Shutters, Window Treatments
Roof	Metal
Construction	Frame, Siding CmntFbrHrdBrd

School Information

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	314
Zoning	Resid Single Family
HOA Fees	450
HOA Fees Freq.	Quarterly

Listing Details

Listing Office	The Premier Property Group Seacrest Office
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Listing information last updated on September 13th, 2026 at 8:22am CDT