

\$840,000 - 95 St. Simon Circle, Miramar Beach

MLS® #992115

\$840,000

4 Bedroom, 4.00 Bathroom, 2,216 sqft

Detached Single Family

EMERALD WATERS VILLAGE, Miramar Beach, FL

Located in the gated, Gulf-side community of Emerald Waters Village, this beautifully designed coastal home offers an exceptional opportunity to enjoy the Miramar Beach lifestyle at an attractive price point. Just a short walk from deeded beach access, the property combines solid concrete block construction, thoughtful design, and inviting living spaces in one of the area's most desirable neighborhoods.

The main living level is bright, open, and designed for gathering. Large windows and high ceilings allow natural light to pour in, creating an airy, welcoming atmosphere throughout the living, dining, and kitchen spaces. The open-concept layout makes entertaining effortless, whether hosting family and friends or enjoying a relaxed evening after the beach. The kitchen features granite countertops, stainless steel appliances, and a breakfast bar that keeps the space connected and social. A spacious first-floor bedroom with an ensuite bath offers flexibility for guests or extended stays, while a laundry room and one-car garage add everyday convenience. Upstairs, the primary suite serves as a private retreat with a sitting area and access to a covered balcony a perfect spot for morning coffee, sunset views, or quiet moments between beach days. Two additional bedrooms share a Jack-and-Jill bath, providing comfortable accommodations for family or guests. Outdoors, the fenced backyard and



patio extend the entertaining space, offering a private setting for grilling, gathering, or simply enjoying the coastal breeze. Emerald Waters Village features gated entry, two community pools, and walkable beach access, all just minutes from Scenic Highway 98, Silver Sands Premium Outlets, dining, and entertainment. Whether envisioned as a primary residence, second home, or investment property, this home delivers location, light-filled living, and a beach lifestyle that is increasingly hard to find at this price point in Miramar Beach.

Built in 2004

Essential Information

MLS® #	992115
Sold Price	\$840,000
List Price	\$875,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,216
Year Built	2004
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Sold

Community Information

Address	95 St. Simon Circle
Area	15 - Miramar/Sandestin Resort
Subdivision	EMERALD WATERS VILLAGE
City	Miramar Beach
County	Walton
State	FL
Zip Code	32550

Amenities

Utilities	Electric, Phone, Public Sewer, Public Water, TV Cable, Tap Fee Paid
Parking	Garage Door Opener, Garage
# of Garages	1

Interior

Interior Features	Breakfast Bar, Vaulted Ceiling(s), Kitchen Island, Owner's Closet, Washer/Dryer Hookup
Appliances	Cooktop, Dishwasher, Disposal, Dryer, Microwave, Refrigerator, Washer, Electric Water Heater
Heating	Central
Cooling	Central Air, Ceiling Fan(s)
# of Stories	2

Exterior

Exterior Features	Outdoor Grill, Balcony, Private Yard
Lot Description	Covenants
Windows	Window Treatments
Roof	Metal
Construction	Block, Siding CmntFbrHrdBrd
Foundation	Slab

School Information

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	252
Zoning	Resid Single Family

Listing Details

Listing Office	Legacy Hill Realty
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