

\$480,000 - 9815 Us Highway 98 W Unit 144, Miramar Beach

MLS® #982798

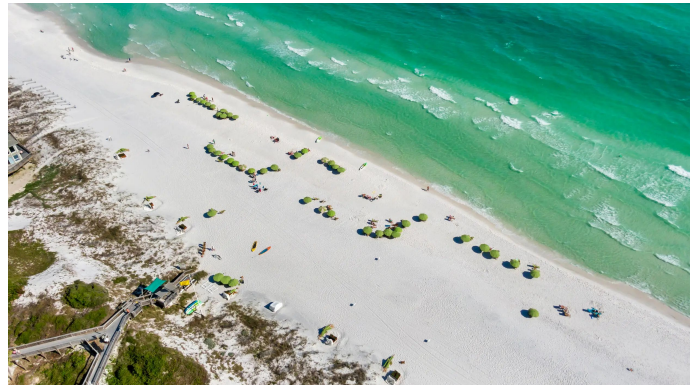
\$480,000

2 Bedroom, 2.00 Bathroom, 1,206 sqft
Condominium

HIDDEN DUNES BEACH COTTAGES 2,
Miramar Beach, FL

GREAT INVESTMENT ***INCREDIBLE
RENTAL MACHINE***RENTAL REVENUE
WAS \$52K in 2024. ***PRIVATE
BEACH***GATED COMMUNITY ***One of the
highest-grossing 2-bedroom cottages in
Hidden Dunes Beach & Tennis Resort, this
ground-floor property generated over \$52,000
in 2024 and is on track to outpace the market
again in 2025. The sellersâ€”who are moving
to a larger propertyâ€”are willing to train the
new owners on self-management and share
the trusted vendors who handle cleaning and
guest turnover with an acceptable offer,
making this a truly turnkey business
opportunity.

Known as the "Champagne Cottage," this
freshly renovated 2-bedroom, 2-bath home
offers a spacious layout ideal for guests and
owners alike. Conveys Fully furnished and
rental ready. The primary bedroom features a
king bed and twin daybed, while the guest
bedroom includes two full-size beds. A queen
sleeper sofa provides additional
accommodations. The updated kitchen opens
to the large dining area with seating for six,
plus two additional seats at the breakfast bar.
A screened-in porch with an outdoor bar and
pass-through kitchen window creates the
perfect indoor-outdoor living experience, with
wooded views enhancing the privacy and
resort feel. Additional features include



flat-screen TVs in the living and bedrooms, a washer/dryer, and a fully equipped kitchen. A new metal roof was installed in 2025, adding value and peace of mind for years to come. Set within the lush, 27-acre gated resort community of Hidden Dunes, this cottage is just a short walk or seasonal tram ride through landscaped grounds to the private, never-crowded beach. Resort amenities include 6 Rubico clay tennis courts with pro shop, pickleball courts, basketball court, playground, horseshoe pits, grilling areas, stocked fishing lake, 24-hour security, and multiple pools, including the largest just 150 feet from this cottage. Pet friendly for owners. Electric vehicle charging stations and seasonal beach service are also available. Hidden Dunes is ideally located minutes from Sandestin Golf & Beach Resort, Baytowne Wharf, Scenic 30A, and the shopping, dining, and entertainment of Destin and Miramar Beach. This sale offers more than just a beautiful beach property it's a proven, income-producing asset with systems in place for a smooth transition to new ownership. Call me today to schedule your showing and see why this is one of the best investments in Hidden Dunes.

Built in 1988

Essential Information

MLS® #	982798
Sold Price	\$480,000
List Price	\$525,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,206
Year Built	1988
Type	Condominium

Sub-Type	Condominium
Style	N/A
Status	Sold

Community Information

Address	9815 Us Highway 98 W Unit 144
Area	15 - Miramar/Sandestin Resort
Subdivision	HIDDEN DUNES BEACH COTTAGES 2
City	Miramar Beach
County	Walton
State	FL
Zip Code	32550

Amenities

Amenities	BBQ Pit/Grill, Beach, Community Room, Dumpster, Fishing, Gated Community, Pavillion/Gazebo, Picnic Area, Playground, Pool, TV Cable, Tennis, Waterfront, Whirlpool, Pets Allowed, Pickle Ball, Short Term Rental - Allowed
Utilities	Electric, Public Sewer, Public Water, TV Cable

Interior

Interior Features	Owner's Closet, Pantry, Washer/Dryer Hookup
Appliances	Dishwasher, Disposal, Dryer, Microwave, Washer, Electric Water Heater
Heating	Central
Cooling	Central Air, Ceiling Fan(s)

Exterior

Windows	Window Treatments
Roof	Metal

School Information

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	400
HOA Fees	3661
HOA Fees Freq.	Quarterly

Listing Details

Listing Office

Wooley Luxury Properties LLC

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