

# \$899,000 - Tbd Casa Magnolia Drive Lot 33, Miramar Beach

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MLS® #989585

**\$899,000**

Bedroom, Bathroom,  
Unimproved Land on 0.15 Acres

Casa Magnolia, Miramar Beach, FL

Casa Magnolia: A Community by the Sea.

Nestled along the pristine shores of Miramar Beach, Florida, Casa Magnolia is a gated Gulf-front development that redefines luxury coastal living. Spanning 11 magnificent acres, this exclusive community offers an unparalleled lifestyle with a harmonious blend of elegance, comfort, and breathtaking natural beauty. Featuring 30 interior lots and 4 coveted Gulf-front lots, Casa Magnolia is a one-of-a-kind opportunity for those seeking a serene retreat by the sea.

Each lot at Casa Magnolia is thoughtfully designed to accommodate your dream home, with the option to include private pools and serene outdoor spaces, ensuring your home becomes a personal oasis for your family to enjoy. Architectural guidelines emphasize timeless sophistication, with white brick exteriors, upscale metal dimensional shingles, natural wood trim packages, broom-brushed concrete or paver driveways, and cedar fencing adding to the community's charm and cohesion. Interior lots can host homes up to 3,600 square feet, while Gulf-front lots offer expansive possibilities of up to 8,500 square feet.

Casa Magnolia's thoughtfully curated amenities elevate coastal living to new heights.



A private beach gateway provides exclusive access to 300 feet of sugar-white sands and sparkling Gulf waters, while a stunning community pool, complete with a water feature and luxurious bathhouse, offers a serene place to relax. Residents can enjoy the beautifully designed clubhouse, perfect for gatherings, or unwind on the recreational lawn, ideal for bocce ball, outdoor games and celebrations. For pet owners, the community features a dedicated dog park, and off-beach storage offers convenient space for beach gear and other essentials.

This community is designed for those who desire an effortless lifestyle. Concierge services ensure every detail of your coastal experience is seamless. Casa Magnolia also allows short-term rentals with a one-week minimum booking, making it an ideal option for personal enjoyment or investment. With a five-year buildout requirement, the community maintains its refined aesthetic and sense of unity.

Casa Magnolia is more than just a development; it is a sanctuary that captures the essence of life on the Emerald Coast. Imagine waking up to the gentle sound of waves and soaking in spectacular sunsets over the Gulf from your own home. This is your opportunity to claim a piece of paradise. Contact us today to learn more about Casa Magnolia: A Community by the Sea, and begin your journey to the ultimate coastal lifestyle.

**Essential Information**

|            |           |
|------------|-----------|
| MLS® #     | 989585    |
| Sold Price | \$899,000 |
| List Price | \$899,000 |
| Acres      | 0.15      |

|          |                 |
|----------|-----------------|
| Type     | Unimproved Land |
| Sub-Type | Unimproved Land |
| Status   | Sold            |

### Community Information

|             |                                |
|-------------|--------------------------------|
| Address     | Tbd Casa Magnolia Drive Lot 33 |
| Area        | 15 - Miramar/Sandestin Resort  |
| Subdivision | Casa Magnolia                  |
| City        | Miramar Beach                  |
| County      | Walton                         |
| State       | FL                             |
| Zip Code    | 32550                          |

### Amenities

|           |                                                                                                                                          |
|-----------|------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Beach, Community Room, Gated Community, Minimum Rental Prd, Picnic Area, Pool, Separate Storage, Waterfront, Short Term Rental - Allowed |
| Utilities | Electric, Gas - Natural, Public Sewer, Public Water, Sewer Available, Underground                                                        |

### Exterior

|                 |                                                                                           |
|-----------------|-------------------------------------------------------------------------------------------|
| Lot Description | Cleared, Covenants, Restrictions, See Remarks, Survey Available, Within 1/2 Mile to Water |
|-----------------|-------------------------------------------------------------------------------------------|

### School Information

|            |               |
|------------|---------------|
| Elementary | Van R Butler  |
| Middle     | Emerald Coast |
| High       | South Walton  |

### Additional Information

|                 |                     |
|-----------------|---------------------|
| Days on Website | 305                 |
| Zoning          | Resid Single Family |
| HOA Fees        | 375                 |
| HOA Fees Freq.  | Monthly             |

### Listing Details

|                |                |
|----------------|----------------|
| Listing Office | EXP Realty LLC |
|----------------|----------------|

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