

\$1,749,000 - 103 St Simon Circle, Miramar Beach

MLS® #996919

\$1,749,000

5 Bedroom, 5.00 Bathroom, 2,904 sqft

Detached Single Family on 0.10 Acres

EMERALD WATERS VILLAGE, Miramar Beach, FL

Experience the charm of 103 St Simon, a luxurious 5 bedroom, 4.5 bath getaway in Miramar Beach, built with comfort and style in mind. Spanning three levels and over 2,900 square feet, this beautifully appointed home is just a quick walk or golf cart ride from the pristine white sands of the Emerald Coast and includes a private beach access for Emerald Waters Village. **This home is being sold fully furnished with a golf cart.. Turnkey ready for your family vacations** As you step inside, you're welcomed by an open living space designed for both comfort and entertaining. The living room features a striking shiplap accent wall with a cozy fireplace to enjoy your evenings. Just off the main living area, a stylish wet bar complete with a sink and wine cooler makes hosting effortless. In the kitchen, elegant quartz countertops provide both beauty and durability, while coffered ceilings add architectural detail and character. The quartz island serves as both a prep space and gathering spot, featuring a built-in sink, microwave built into the island, and comfortable bar seating for casual dining or morning coffee convos. The kitchen is also equipped with stainless steel appliances, a professional-grade gas range, and a vented range hood perfect for cooking in.

Step outside to your own private resort-style retreat! The fenced in backyard features a heated saltwater pool paired with a waterfall



spa. A fire pit lounge with comfortable seating invites late-night conversations, while the gas grill and outdoor dining area make it easy to enjoy meals in the open air. Framed by palm trees and lush landscaping, the space offers a peaceful, tropical backdrop perfect for both lively gatherings and quiet afternoons by the water.

On the second floor, two queen bedrooms and a custom-designed bunk room (with pacman machine) are well-suited for families or groups. The laundry is conveniently located near all of the bedrooms. Home comes with a tankless gas Ranai for unlimited hot water for large groups.

On the third floor, there are two spacious king suites which include private ensuite bathrooms and covered porches. The main master bath features a clean, modern design with high-end finishes throughout. A freestanding soaking tub is positioned beneath two windows, bringing in natural light and offering a relaxing place to unwind. Next to it, a frameless glass walk-in shower includes marble-look porcelain tile, a built-in niche for storage, and a mosaic accent wall for added detail. The bathroom also offers separate his and her sinks with quartz countertops.

103 Saint Simon is the perfect second home for families with great rental numbers and projections. Schedule your showing today!

****Furnishings may have a few slight differences than the photos (l.e. bed coverings, etc) ****

Built in 2021

Essential Information

MLS® #	996919
Price	\$1,749,000
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,904
Acres	0.10
Year Built	2021
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Active

Community Information

Address	103 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, Gas - Natural, Public Sewer, Public Water
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Interior

Interior Features	Tray Ceiling(s), Fireplace, Washer/Dryer Hookup
Appliances	Dishwasher, Disposal, Microwave, Gas Water Heater, Tankless Water Heater
Heating	Central, Gas - Natural
Cooling	Central Air, Ceiling Fan(s)
Fireplace	Yes
Fireplaces	EPA Qualified Fireplace
# of Stories	3

Exterior

Exterior Features	Private Yard, Outdoor Shower
Lot Description	Interior Lot, Within 1/2 Mile to Water

Windows	Window Treatments
Roof	Metal
Construction	Siding CmntFbrHrdBrd

School Information

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

Additional Information

Zoning	Resid Single Family
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Listing Details

Listing Office	EXP Realty LLC
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