

\$1,699,000 - 106 St Simon Circle, Miramar Beach

MLS® #990280

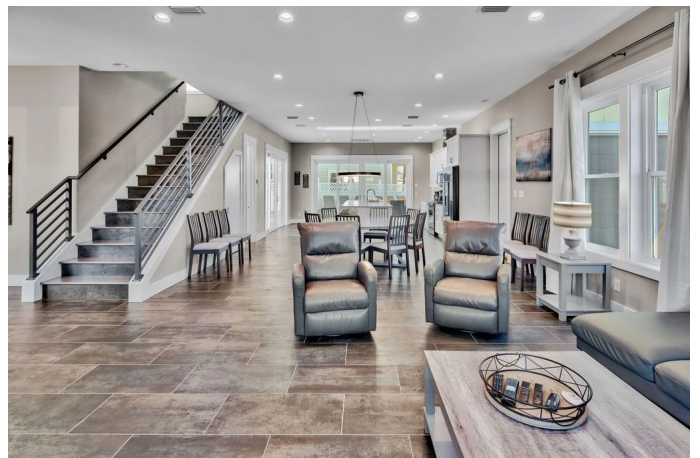
\$1,699,000

6 Bedroom, 7.00 Bathroom, 3,741 sqft

Detached Single Family

EMERALD WATERS VILLAGE, Miramar Beach, FL

Completed in 2018, this three-story home captures the essence of coastal living with elegant design and modern comfort. Just steps from sugar-white sands and the emerald waters beyond, it offers six bedrooms, six and a half baths, and the versatility to serve as a full-time home, vacation getaway, or income-producing investment. Inside, an open-concept layout welcomes effortless flow from the bright living area through the dining space to a chef-inspired kitchen featuring granite countertops, stainless steel appliances, and a breakfast bar framed by classic white cabinetry. A second living area upstairs provides extra room for games or quiet conversation, while multiple ensuite bedrooms ensure privacy for family and guests. Beyond the glass doors, a private oasis awaits. Completed in 2018, this three-story home captures the essence of coastal living with elegant design and modern comfort. Just steps from sugar-white sands and the emerald waters beyond, it offers six bedrooms, six and a half baths, and the versatility to serve as a full-time home, vacation getaway, or income-producing investment. Inside, an open-concept layout welcomes effortless flow from the bright living area through the dining space to a chef-inspired kitchen featuring granite countertops, stainless steel appliances, and a breakfast bar framed by classic white cabinetry. A second living area upstairs provides extra room for games or quiet



conversation, while multiple ensuite bedrooms ensure privacy for family and guests. Beyond the glass doors, a private oasis awaits. The fenced backyard features a sparkling pool and spa, surrounded by paver terraces, a grilling station, and a shaded patio, perfect for outdoor dining and evening gatherings. A one-car garage and ample parking for seven vehicles add convenience, while the gated community enhances peace of mind. For those who value both lifestyle and opportunity, this home captures the best of both strong rental performance, abundant amenities including a community pool and picnic area, and the unmistakable allure of the gulf just down the street.

Built in 2018

Essential Information

MLS® #	990280
Price	\$1,699,000
Bedrooms	6
Bathrooms	7.00
Full Baths	6
Half Baths	1
Square Footage	3,741
Year Built	2018
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Active

Community Information

Address	106 St Simon Circle
Area	15 - Miramar/Sandestin Resort
Subdivision	EMERALD WATERS VILLAGE
City	Miramar Beach
County	Walton
State	FL

Zip Code	32550
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Amenities

Utilities	Electric, Gas - Natural, Public Sewer, Public Water, TV Cable, Tap Fee Paid
Parking	Garage Door Opener, Oversized
# of Garages	1
Has Pool	Yes
Pool	In Ground

Interior

Interior Features	Breakfast Bar, Fireplace, Washer/Dryer Hookup, Wet Bar
Appliances	Dishwasher, Disposal, Dryer, Microwave, Washer, Electric Water Heater
Heating	Gas - Natural
Cooling	Central Air
# of Stories	3

Exterior

Exterior Features	Hot Tub, Outdoor Shower, Sprinkler System
Lot Description	Corner Lot, Covenants, Within 1/2 Mile to Water
Windows	Window Treatments
Roof	Metal
Construction	Siding CmntFbrHrdBrd
Foundation	Slab

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	Scenic Sotheby's International Realty
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Listing information last updated on September 16th, 2026 at 6:22am CDT