$1,474,900 - 11 Tristram Way, Miramar Beach

MLS® #983712

$1,474,900
5 Bedroom, 4.00 Bathroom, 3,078 sqft
Detached Single Family

AVALON BEACH ESTATES, Miramar Beach, FL

Please Click & View The Full Virtual Tour that includes Cost To Own, Rental Projections, and Notable Features List
11 Tristram Way is one of my favorites, it was lovingly built as a custom family home and that love they put into its design shows. The details in this home are ahead of its time, it boasts a reclaimed Chicago brick exterior, Wolf & SubZero appliances, and one of the only true three-car garages south of Highway 98. It has a floor plan that is almost entirely on a single level, and the 10-foot ceiling height along with 8-foot doors throughout make the home feel even more spacious. The community, Avalon Beach Estates, is one of the best deals on the Emerald Coast. For a $1,600 annual HOA fee it offers 500' of private beach and has one of the quietest beaches of any community. There's also a community pool, pickleball, and tennis within a 5-minute walk from the home. In addition, 11 Tristram Way is a short golf cart or e-bike ride from the Destin Commons & Sandestin Factory Outlet Mall.

Floor Plan:
As you enter the home there's a large flex room that was originally designed to be a homeschool room, but it can easily function as a dining room, sitting room, home gym, or home office. The floorplan then flows into the large living room and kitchen area. The kitchen is outfitted with Wolf range, oven, and built-in steam oven. It also has a SubZero refrigerator

and custom cabinetry with dovetail joints. Off the main living area is the sizable walk-in laundry room which also connects to the garage.

The primary suite is located off of the living room, it has two walk-in closets and an attached bathroom complete with a massive walk-in shower and dual vanities with ample cabinetry/storage space.

Three of the guest bedrooms are down the hall from the main living area, one has its own ensuite bathroom and the other two share the hall bathroom. Upstairs is a large space with an ensuite full bath. It can function as a bedroom, media room, home office, or home gym.

Off the main living area is the outdoor screened-in porch. It's extremely peaceful, and there's no two-story homes nearby, so you have total privacy. There's a small garden area, outdoor shower, and a natural gas stud that provides the option to add an outdoor kitchen. The back yard also has a gate that goes out towards the beach which is convenient when you're coming home with sandy feet and want to rinse off under the outdoor shower.

This home is immaculate, it's the quintessential family home. Lovingly designed and meticulously cared for, there's few homes at this price point that can compare with 11 Tristram Way.

Built in 2016

Essential Information

MLS® #	983712
Price	$1,474,900
Bedrooms	5

Bathrooms	4.00
Full Baths	4
Square Footage	3,078
Year Built	2016
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Contemporary
Status	Active

Community Information

Address	11 Tristram Way
Area	15 - Miramar/Sandestin Resort
Subdivision	AVALON BEACH ESTATES
City	Miramar Beach
County	Walton
State	FL
Zip Code	32550

Amenities

Utilities	Gas - Natural, Public Sewer, Public Water
Parking	Garage Door Opener, Oversized, Garage
# of Garages	3

Interior

Interior Features	Atrium, Vaulted Ceiling(s), Kitchen Island, Recessed Lighting, Shelving, Washer/Dryer Hookup
Appliances	Dishwasher, Dryer, Freezer, Microwave, Range Hood, Refrigerator, Washer, Gas Water Heater, Tankless Water Heater
Heating	Gas - Natural
# of Stories	2

Exterior

Exterior Features	Outdoor Grill, Private Yard, Outdoor Shower, Sprinkler System
Lot Description	Corner Lot, Dead End, Within 1/2 Mile to Water
Roof	Shingle, Membrane
Construction	Frame, Brick
Foundation	Slab

School Information

Elementary	Destin
Middle	Destin
High	Destin

Additional Information

Zoning	Resid Single Family

Listing Details

Listing Office	Compass

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