

\$1,087,000 - 2 Sandestin Estates Drive, Miramar Beach

MLS® #999398

\$1,087,000

3 Bedroom, 3.00 Bathroom, 2,153 sqft

Detached Single Family on 0.30 Acres

SANDESTIN ESTATES, Miramar Beach, FL

It's not very often that a ONE LEVEL home with an attached TWO CAR garage comes to the market after being enjoyed by one set of owners for over 20 years! An exceptional opportunity to own a well maintained Sandestin home sitting on nearly 1/3 acre on the Links GC that provides access to all the amenities that are offered within Sandestin without ANY HOA.

***ESTATE SALE being conducted May 1-2, Sellers moving truck arrives May 6th.

A blank canvas awaits to make it your own! Home boasts 3 bedrooms, 2.5 baths, screened porch and is perfect as a second home, nightly rental, or permanent home. Bring your RV's, boats and toys with you! Sandestin Golf and Beach Resort features more than seven miles of beaches and pristine bay front, four championship golf courses, 15 world-class tennis courts, pickleball courts, 108 catch and release ponds stocked with bass (no fishing license required), a 226-slip marina, a fitness center, spa and celebrity chef dining. Shop, dine and play at the charming pedestrian village, The Village of Baytowne Wharf and more. Inside the gates of the resort, there are 4564 constructed residences located within 72 distinctly different neighborhoods. Residents enjoy a balanced lifestyle, 24 hour gated security, world class amenities within the 2,400 acres spanning from the beach to the bay. Everything within the gates of the resort is accessible by golf cart or bicycle. The entire



resort is interconnected by miles of pedestrian, bike and golf cart paths that weave through groves of live oaks, meandering past natural lagoons, fountains, man-made lakes, and meticulously landscaped fairways.

Just beyond the gates, Grand Blvd, with its weekly farmers market, varied events and superb section of dining and shopping is readily accessible by golf cart. The Market Shops, on the south side of highway 98, boasting more dining and shopping choices, is easily accessible utilizing the tunnel beneath Hwy 98

Built in 1989

Essential Information

MLS® #	999398
Price	\$1,087,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,153
Acres	0.30
Year Built	1989
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Ranch
Status	Active

Community Information

Address	2 Sandestin Estates Drive
Area	15 - Miramar/Sandestin Resort
Subdivision	SANDESTIN ESTATES
City	Miramar Beach
County	Walton
State	FL
Zip Code	32550

Amenities

Utilities	Public Sewer, Public Water
Parking	Boat, Golf Cart Garage, RV Access/Parking, Garage
# of Garages	2

Interior

Interior Features	Bookcases, Kitchen Island, Pantry, Pull Down Stairs, Split Bedroom, Washer/Dryer Hookup
Appliances	Refrigerator, Washer
Heating	Central
Cooling	Central Air
# of Stories	1

Exterior

Exterior Features	Separate Living Area
Lot Description	Covenants, On Golf Course, Level, Survey Available
Roof	Shake
Construction	Stucco
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	Rock-It Real Estate
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