

# \$1,810,000 - 20 N Payne Street, Miramar Beach

MLS® #1007479

**\$1,810,000**

7 Bedroom, 8.00 Bathroom, 3,130 sqft

Detached Single Family on 0.09 Acres

Blue Ohana, Miramar Beach, FL

The current property management company is offering a \$170,000 rental income guarantee for 2027, providing a compelling opportunity for investors seeking both immediate cash flow and downside protection. Welcome to 16 Blue Ohana Court in Miramar Beach, a fully furnished and turnkey 7-bedroom, 7.5-bath luxury vacation rental designed for strong short-term rental performance and immediate income generation. This spacious three-story home comfortably sleeps up to 22 guests and is being sold completely rental-ready, including a brand-new 6-seat street-legal golf cart, allowing for a seamless transition for any investor. The property already has over \$130,000 in bookings secured for 2026 and is projected to finish the year at approximately \$170,000 in rental income despite a delayed start in late February, with projected revenue for 2027 estimated between \$190,000 and \$210,000. The home is purpose-built to maximize occupancy and revenue, featuring five king suites with private bathrooms and two high-capacity bunk rooms designed for large groups. The open-concept layout includes a chef's kitchen with a gas range, expansive living and dining areas, multiple lounge spaces, and a dedicated game room, all thoughtfully designed to enhance the guest experience. The private backyard offers a resort-style setting with a heated pool, covered outdoor living space, and ample room for entertaining, which are key drivers for repeat bookings and premium nightly rates. Multiple



balconies and gathering areas throughout the home provide both privacy and functionality for large groups, and a community sand volleyball court is currently being constructed, adding another attractive amenity for guests and enhancing overall rental appeal. Ideally located just about a one-minute golf cart ride to Miramar Beach's largest public beach access, the property offers easy access to the Gulf along with close proximity to Destin, Sandestin Resort, and Scenic Highway 30A. Guests benefit from nearby dining, shopping, and entertainment, further supporting consistent rental demand year-round. This property stands out as a high-performing, income-producing asset with future bookings already in place, professional management available, and no additional setup required, making it an exceptional opportunity for investors seeking a proven luxury vacation rental in one of the Emerald Coast's most desirable markets.

Built in 2025

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | 1007479                |
| Price          | \$1,810,000            |
| Bedrooms       | 7                      |
| Bathrooms      | 8.00                   |
| Full Baths     | 7                      |
| Half Baths     | 1                      |
| Square Footage | 3,130                  |
| Acres          | 0.09                   |
| Year Built     | 2025                   |
| Type           | Detached Single Family |
| Sub-Type       | Detached Single Family |
| Style          | Beach House            |
| Status         | Active                 |

**Community Information**

|             |                               |
|-------------|-------------------------------|
| Address     | 20 N Payne Street             |
| Area        | 15 - Miramar/Sandestin Resort |
| Subdivision | Blue Ohana                    |
| City        | Miramar Beach                 |
| County      | Walton                        |
| State       | FL                            |
| Zip Code    | 32550                         |

### **Amenities**

|           |                                      |
|-----------|--------------------------------------|
| Utilities | Electric, Public Sewer, Public Water |
| Has Pool  | Yes                                  |
| Pool      | Heated, In Ground                    |

### **Interior**

|                   |                                                                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Crown Molding, Kitchen Island, Recessed Lighting, Newly Painted, Owner's Closet, Walls Paneled, Washer/Dryer Hookup, Wet Bar, Woodwork Painted |
| Appliances        | Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Tankless Water Heater                                                                         |
| Heating           | Central                                                                                                                                                       |
| Cooling           | Central Air                                                                                                                                                   |
| # of Stories      | 3                                                                                                                                                             |

### **Exterior**

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Exterior Features | Balcony, Private Yard, Pool - Gunite Concr, Sprinkler System             |
| Lot Description   | Corner Lot, Covenants, Curb & Gutter, Sidewalk, Within 1/2 Mile to Water |
| Roof              | Metal                                                                    |
| Construction      | Frame, Shake Siding, Siding CmntFbrHrdBrd                                |
| Foundation        | Slab                                                                     |

### **School Information**

|            |               |
|------------|---------------|
| Elementary | Van R Butler  |
| Middle     | Emerald Coast |
| High       | Destin        |

### **Additional Information**

|        |                     |
|--------|---------------------|
| Zoning | Resid Single Family |
|--------|---------------------|

### **Listing Details**

Listing Office

Beach House Sales and Development

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