

\$849,900 - 205 W Sandestin Boulevard, Miramar Beach

MLS® #1004505

\$849,900

3 Bedroom, 3.00 Bathroom, 1,706 sqft

Detached Single Family on 0.11 Acres

FAIRWAYS AT SANDESTIN PH 1, Miramar Beach, FL

Quite possibly one of the most desirable settings within The Fairways, this lakefront Sandestin Golf and Beach Resort residence enjoys sweeping views across the lake, golf course and bay beyond. Positioned to capture both sunrise and sunset reflections across the water, the home offers a peaceful backdrop rarely found within the community.

Thoughtfully updated and exceptionally maintained, this three-bedroom villa lives noticeably larger than many comparable Fairways residences thanks to its enclosed waterfront sunroom. Surrounded by expansive windows and natural light, the additional living space serves as a second sitting area, game room, reading retreat, home office, or overflow sleeping space for guests.

Designed for effortless coastal living, the home seamlessly blends indoor and outdoor spaces. A spacious Trex deck overlooks the lake and golf course, while a second-floor balcony provides an elevated vantage point of the surrounding scenery. Just beyond, a private dock area creates the perfect setting for morning coffee, evening cocktails, or simply enjoying the tranquil waterfront setting.

Inside, the open-concept floor plan is both functional and inviting. The kitchen flows naturally into the dining and living areas, creating an ideal environment for entertaining



family and friends after a day at the beach, golf course, marina, or Baytowne Wharf. Plantation shutters, porcelain tile plank flooring, luxury vinyl plank flooring, updated bathrooms, a separate laundry room, and exterior storage contribute to the home's polished yet comfortable feel.

The bedroom layout offers exceptional flexibility, with two bedrooms conveniently located on the first floor and a private primary suite upstairs. Combined with the enclosed sunroom, the home comfortably accommodates larger groups, enhancing both everyday enjoyment and rental potential.

Significant improvements provide peace of mind, including a 2022 roof and 2017 HVAC system. A six-passenger golf cart, added in 2024, is included with the sale and offers easy access throughout the resort.

Ownership within Sandestin Golf and Beach Resort places residents in the heart of one of the Emerald Coast's premier resort communities. Spanning approximately 2,400 acres from the Gulf of Mexico to Choctawhatchee Bay, Sandestin offers four championship golf courses, tennis and pickleball facilities, a 226-slip marina, fitness center, spa, resort pools, more than seven miles of beach frontage, miles of golf cart and pedestrian paths, and the vibrant dining, shopping and entertainment venues of The Village of Baytowne Wharf and Grand Boulevard. Residents also enjoy the convenience of nearby grocery stores, everyday services, Sacred Heart Hospital on the Emerald Coast, and a wide variety of medical specialists and healthcare facilities, allowing owners to enjoy resort living without sacrificing access to essential amenities.

Whether utilized as a primary residence,

second home, or investment property, this exceptional waterfront villa presents a rare opportunity to enjoy one of the most captivating views within The Fairways.

Built in 1982

Essential Information

MLS® #	1004505
Price	\$849,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,706
Acres	0.11
Year Built	1982
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Florida Cottage
Status	Active

Community Information

Address	205 W Sandestin Boulevard
Area	15 - Miramar/Sandestin Resort
Subdivision	FAIRWAYS AT SANDESTIN PH 1
City	Miramar Beach
County	Walton
State	FL
Zip Code	32550

Amenities

Utilities	Electric, Phone, Public Sewer, Public Water, TV Cable, Underground
View	Bay, Lake, Pond
Is Waterfront	Yes
Waterfront	Lake Front, Pond
Water View	Bay, Lake, Pond

Interior

Interior Features	Recessed Lighting, Newly Painted, Owner's Closet, Split Bedroom,
-------------------	--

	Wallpaper, Washer/Dryer Hookup
Appliances	Cooktop, Dishwasher, Disposal, Dryer, Microwave, Washer, Electric Water Heater
Heating	Central
Cooling	Central Air, Ceiling Fan(s)
# of Stories	2

Exterior

Exterior Features	Outdoor Grill, Balcony, Dock, Lawn Pump
Lot Description	Interior Lot, Restrictions, Within 1/2 Mile to Water
Windows	Window Treatments
Roof	Shake
Construction	Frame, Wood Siding, Trim Wood

School Information

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

Additional Information

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

Listing Details

Listing Office	Scenic Sotheby's International Realty
----------------	---------------------------------------

DISCLAIMER: Information Deemed Reliable but not guaranteed. The information being provided is for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. All listings are provided courtesy of the Emerald Coast Association of Realtors, Copyright 2026, All rights reserved. Vendors Member Number : 28325
Listing information last updated on September 13th, 2026 at 1:52pm CDT