

# \$5,195,000 - 212 Driftwood Rd, MIRAMAR BEACH

MLS® #898498

## \$5,195,000

8 Bedroom, 10.00 Bathroom, 6,650 sqft  
Detached Single Family on 0.31 Acres

DRIFTWOOD, MIRAMAR BEACH, FL

Welcome to "Hypnautic", a luxury newly constructed beach house, boasts of 6650 square feet across three levels, featuring multiple indoor areas, outdoor living areas, fourth floor rooftop observation deck with panoramic gulf views. This property is thoughtfully designed to optimize maximum space for up to 30 guests and parking for over 10 vehicles. Walk the short distance to nearby beaches or enjoy the amenities provided in this beach retreat, including a superior outdoor space with resort style heated pool, hot tub, in-pool concrete picnic table, Royal Teak outdoor furniture and full outdoor kitchen. The large sliding doors on the first and second floor lend to that California style living with seamless outdoor-indoor living on two levels. Other notable features are in-home multi level movie theater, home elevator, Sonos system, multiple arcades, pool table and no HOA. Lifelike synthetic turf provides zero maintenance and year-round beautification. This home has it all the essentials for entertaining: rental machine was thoughtfully designed to optimize sleeping capacity without compromising quality and function with over \$480,000 in projected gross annual income. Sold fully furnished and rental ready for up to 30 guests.

Built in 2020

## Essential Information



MLS® #	898498
Price	\$5,195,000
Bedrooms	8
Bathrooms	10.00
Full Baths	9
Half Baths	1
Square Footage	6,650
Acres	0.31
Year Built	2020
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Active

### **Community Information**

Address	212 Driftwood Rd
Area	Miramar/Sandestin Resort
Subdivision	DRIFTWOOD
City	MIRAMAR BEACH
County	WALTON
State	FL
Zip Code	32550

### **Amenities**

Utilities	Electric Available, Gas - Natural, Public Sewer Available, Public Water Available
Has Pool	Yes
Pool	Pool - Heated, Private

### **Interior**

Interior Features	Elevator, Floor Hardwood, Floor Tile, Furnished - All, Kitchen Island, Wet Bar, Window Treatment All
Appliances	Dishwasher, Disposal, Dryer, Ice Machine, Microwave, Oven:Self Cleaning, Refrigerator W/Ice Maker, Smoke Detector, Stove/Oven Dual Fuel, Washer
Cooling	A/C: Two Or More
# of Stories	4

### **Exterior**

Exterior	Roof Metal, Siding CmntFbrHrdBrd
Exterior Features	Balcony, BBQ Pit/Grill, Deck Covered, Fenced Back Yard, Hot Tub, Pool - Heated, Shower
Lot Description	Within 1/2 Mile Of Water
Windows	Storm Windows
Roof	Roof Metal

### **School Information**

Elementary	VAN R. BUTLER
Middle	EMERALD COAST
High	SOUTH WALTON

### **Additional Information**

Zoning	Residential Single Family
HOA Fees	0.00

### **Listing Details**

Listing Office	Engel & Volkers 30A Beaches
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