

\$8,995,000 - 219 Open Gulf Street, Miramar Beach

MLS® #1000386

\$8,995,000

10 Bedroom, 10.00 Bathroom, 5,961 sqft
Detached Single Family on 0.40 Acres

RICHARDS A E UNREC, Miramar Beach, FL

Rare find and cash-flowing investment opportunity with this beachfront home. Beachfront Bliss is one of the finest income-producing properties on the Emerald Coast.

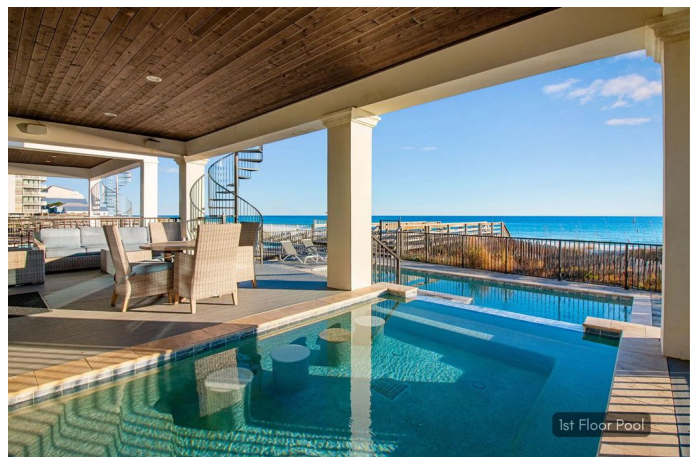
'Beachfront Bliss' already has \$696,000 booked for 2026 despite owner usage, with projected 2026 rental revenue of \$750,000, excluding owner stays.

Built in 2018, this exceptional property has 10 bedrooms, 8 full bathrooms, 2 half bathrooms, and nearly 6,000 square feet of living space with panoramic views designed to comfortably accommodate large groups.

Beachfront Bliss is a bespoke treasure gracing the coveted Miramar Beach shoreline along the Emerald Coast. **FIRST FLOOR AND POOL AREA**

You'll be mesmerized as you walk through the grand entry doors and effortlessly flow into the sprawling main-level gathering room filled with a plethora of seating for entertainment and dining, along with a newly remodeled kitchenette and gaming area.

Being bathed in sunlight with floor-to-ceiling sliding glass doors that optimize a visual masterpiece of the gulf, you'll enjoy the beauty of the beach while relaxing in this open-concept haven. With two large primary



bedrooms and spacious en suite bathrooms, an additional half bath, a bunk room, laundry, and an elevator, this floor really does have it all!

SECOND FLOOR

A custom chef's kitchen complete with professional-grade appliances and an oversized marble island set the stage for culinary dreams. With unobstructed views of the gorgeous water and cotton-candy sunsets, you have the perfect backdrop for gathering with friends and family.

This space feels massive with 20-foot ceilings and windows draping every wall. It expands to a lofty outdoor balcony with an industrial built-in grill, dining, and an additional lounging area ideal for breathing in the healing salt air and stunning views. This floor also offers a large pantry, fireplace and bar in the main living room, a half bath, a primary bedroom with en suite bathroom and balcony, and a large bunk room that sleeps 8 with an en suite bathroom.

THIRD FLOOR

The third floor is filled with posh private suites that provide personal sanctuaries for guests and friends. The main hall leads to a bunk room (sleeps 8) with en suite bathroom and two more bedrooms with en suite bathrooms.

A large laundry room with washer and dryer and built-in cabinetry, along with a bar, line the walls of the hall leading to the extravagant oceanfront master suites. These two majestic bedrooms and en suite master baths encapsulate an unparalleled experience marrying lavish design with tranquility.

This home was richly designed with opulence,

comfort, and functionality at the forefront. Beachfront Bliss is a rare opportunity for a beloved legacy property in the heart of Miramar Beach.

POOL & PRIVATE BEACH ACCESS

With a continuation of beachfront luxury, the outdoor pool area is perfectly designed for entertaining, boasting an infinity spa and large heated pool, both complete with custom lighting. Whether you want to bask in the rays of the sun or take refuge for a few hours in the shade, this backyard oasis has room for everyone! The crowning jewel, of course, is your own private beach access that makes every beach day a breeze.

INVESTOR INFO

~Turnkey Opportunity: Destin Dreamers is managing and can seamlessly transfer management.

~Unique and Rare: Few beachfronts with these rental numbers become available, and beachfronts are in high demand and tight supply.

~2025 Rental Numbers: \$608,348

~2026 Booked Reservations (with more to come): \$696,000. This number is pure nightly rate and does not include cleaning fees or taxes. (The owner can count on rental income from day one. Multiple 2027 reservations on the books.

~Comparable: Empty beachfront lots in this area are listed at \$7 million. For a little more, you can own a 10 bedroom rental property on the same water producing income from the start.

~Appreciation: Miramar Beach beachfront appreciates on four compounding factors: scarcity, rental performance, market momentum, and irreplaceability. It already outperforms 30A on yield-to-price -- with meaningful upside still ahead.

**All information including dimensions should be confirmed by the buyer. Managed by Destin Dreamers and can seamlessly continue with bookings and management.

Built in 2018

Essential Information

MLS® #	1000386
Price	\$8,995,000
Bedrooms	10
Bathrooms	10.00
Full Baths	8
Half Baths	2
Square Footage	5,961
Acres	0.40
Year Built	2018
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Mediterranean
Status	Active

Community Information

Address	219 Open Gulf Street
Area	15 - Miramar/Sandestin Resort
Subdivision	RICHARDS A E UNREC
City	Miramar Beach
County	Walton
State	FL
Zip Code	32550

Amenities

Utilities	Electric, Gas - Natural, Gas - Propane, Public Sewer, Public Water, Tap Fee Paid
Parking	Garage Door Opener, Garage
# of Garages	2
View	Gulf
Is Waterfront	Yes
Waterfront	Gulf, Shore - Natural, Waterfront
Water View	Gulf
Has Pool	Yes
Pool	Heated, In Ground

Interior

Interior Features	Breakfast Bar, Vaulted Ceiling(s), Fireplace, Hallway Bunk Beds, Kitchen Island, Recessed Lighting, Owner's Closet, Pantry, Split Bedroom, Upgraded Media Wing, Wet Bar, Elevator
Appliances	Cooktop, Dishwasher, Disposal, Dryer, Freezer, Microwave, Range Hood, Refrigerator, Washer, Gas Water Heater
Heating	Gas - Natural
Cooling	Central Air
Fireplace	Yes
Fireplaces	Fireplace Gas
# of Stories	3

Exterior

Exterior Features	Outdoor Grill, Balcony, Private Yard, Hot Tub, Lawn Pump, Pool - Gunitite, Outdoor Shower, Sprinkler System, Outdoor Kitchen
Lot Description	Cleared, Dead End, Level, Within 1/2 Mile to Water
Windows	Window Treatments
Roof	Slate
Construction	Foundation Off Grade, Frame, Stucco
Foundation	Foundation On Piling

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 Legacy Premier Agency LLC

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