

\$3,100,000 - 222 Miami Street, Miramar Beach

MLS® #1011066

\$3,100,000

7 Bedroom, 9.00 Bathroom, 5,297 sqft

Detached Single Family on 0.09 Acres

FRANGISTA BEACH 2ND ADDN, Miramar Beach, FL

Property Manager is offering a \$280k rental income guarantee for 2027. Rental projections in excess of \$300K. Pro Forma analysis available. - Brand New Construction | Gulf Views | Private Community Beach Access | Private Pool | 800 sf Rooftop Terrace | Elevator | Each Bedroom Has an Ensuite Bath and Custom Walk-in Closet | Fully Furnished | 6-Seat Golf Cart Included | Heated/Cooled 2 Car Garage - Just completed: a turnkey luxury vacation home in a premier neighborhood. Chef's kitchen is equipped with an oversized 48 inch Thermador gas oven/range and Fischer and Paykel 60 inch double refrigerator. Crafted for unforgettable vacation moments with a wet bar, summer kitchen, SONOS sound system, and game room. Curated with luxurious yet durable finishes throughout: Karastan Bellaluxe Flooring, Delta 100% brass fixtures, and curbless entry showers. Uncompromising investors will appreciate 4 HVACs w/ smart thermostats (1 per floor). The floor plan features 7 bedrooms: (6 King Suites, 1 Bunk Suite) + 2 Queen over Queen Bunks in the Bonus/Game Room. Sleeps 28 Total. Patio: heated saltwater pool w/ PebbleTec finish, outdoor shower, composite deck, stainless steel summer kitchen w/ 42 inch built-in grill and beverage center + hardwired smart SONOS speakers. The impressive 950 lb capacity elevator serves all four levels of the home. Ground Floor: Heated and cooled converted 2 car garage



that serves as a bonus bunk/game room, neighboring a separate full bath. The wet bar/lounge area overlooks the pool deck. A ground floor King suite rounds out the first level.

Second Floor:

Enter the open concept space through a formal dining area filled with beautiful Florida light. The living area and kitchen welcome you to relax, and the generous balcony extends your entertaining space with hardwired smart SONOS speakers. The luxe kitchen features professional-grade appliances, two Thermador dishwashers, and a showstopping 10' quartz waterfall island. Additionally, a stunning powder room is the perfect compliment to the Living area. Your guests are sure to mention the stylish floor to ceiling tile.

Third Floor:

The landing leads you to the full size laundry room, 2 king suites, and a bunk suite with 2 queen-over-queen bunks sleeping 8 total. All suites have their own private bathroom and custom walk-in closet.

Fourth Floor:

Crowning the home, the 4th floor has views of the Gulf from several windows. The primary king suite perches atop the landing, and features a double vanity and breathtaking floor to ceiling accent tile. Follow the hallway to the balcony providing access to the 800 sf rooftop terrace with its panoramic ocean views! 2 more king suites complete the exceptional layout.

Frangista Beach is a legendary vacation destination, convenient both to the beach and to almost endless entertainment. Beachfront dining is a short golf cart ride away. Perfectly positioned, you have easy access to groceries, shopping, boutique stores, local restaurants, outlet malls, and much more.

Miramar Beach is adjacent to the vibrant

boating and beach destination of Destin, Florida. Neighboring Miramar Beach to the East is iconic Beach Highway 30A, dotted with #1 ranked beach communities offering an upscale lifestyle.

New construction, built for an elevated beach experience. Perfectly located. Schedule your private tour now.

Built in 2026

Essential Information

MLS® #	1011066
Price	\$3,100,000
Bedrooms	7
Bathrooms	9.00
Full Baths	8
Half Baths	1
Square Footage	5,297
Acres	0.09
Year Built	2026
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Contemporary
Status	Active

Community Information

Address	222 Miami Street
Area	15 - Miramar/Sandestin Resort
Subdivision	FRANGISTA BEACH 2ND ADDN
City	Miramar Beach
County	Walton
State	FL
Zip Code	32550

Amenities

Utilities	Electric, Gas - Natural, Phone, Public Sewer, Public Water, TV Cable, Tap Fee Paid
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Parking	Golf Cart Garage, Oversized
View	Gulf
Water View	Gulf
Has Pool	Yes
Pool	Heated, In Ground

Interior

Interior Features	Crown Molding, Vaulted Ceiling(s), Kitchen Island, Recessed Lighting, Washer/Dryer Hookup, Wet Bar, Elevator
Appliances	Dishwasher, Disposal, Dryer, Microwave, Range Hood, Refrigerator, Washer, Gas Water Heater
Heating	Central, Gas - Natural
Cooling	Central Air, Ceiling Fan(s)
# of Stories	4

Exterior

Exterior Features	Balcony, Private Yard, Pool - Gunite Concrtr, Outdoor Shower, Outdoor Kitchen
Lot Description	Interior Lot, Level, Within 1/2 Mile to Water
Windows	Window Treatments
Roof	Metal
Construction	Siding Brick Some, Siding CmntFbrHrdBrd
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	Gulf Realty 30A LLC
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