

\$997,000 - 223 Audubon Drive, Miramar Beach

MLS® #989166

\$997,000

3 Bedroom, 3.00 Bathroom, 1,824 sqft

Detached Single Family

FAIRWAYS AT SANDESTIN PH 2, Miramar Beach, FL

Perfectly positioned along the central lake in the coveted Fairways neighborhood of Sandestin Golf and Beach Resort, this beautifully updated two-story residence combines timeless design with modern comfort. Every detail has been thoughtfully curated, featuring wood-look tile flooring, casement windows, and quality finishes throughout. The gourmet kitchen is both elegant and functional, showcasing custom Shaker-style cabinetry, quartz countertops, a subway tile backsplash, Kohler farm sink, and stainless-steel appliances. A central island offers abundant storage and bar seating, making it the perfect gathering spot for family and friends. An octagonal dining area surrounded by windows provides panoramic views and seating for six, while the inviting living room features a remote-controlled TV lift cabinet, a new performance fabric slipcovered sofa, and swivel chairs for relaxed conversation. The sunroom adds another cozy retreat, enhanced by custom sectional seating, a beadboard ceiling, and ample natural light. For entertaining, a hidden bar area with a wine refrigerator is cleverly tucked under the stairs. Upstairs, the space has been masterfully redesigned to include a spacious family room and a dedicated desk area for work or study. The primary suite is a true sanctuary, boasting a wall of windows framing expansive lake views wake up to the sounds of nature or enjoy complete serenity behind blackout



shades. The primary bath offers a floor-to-ceiling marble shower, custom cabinetry, and ample closet space. Downstairs, two guest bedrooms each feature en suite baths with quartz countertops, custom tilework, and glass shower doors, while the laundry room is outfitted with front-loading Samsung washer and dryer and custom cabinetry for convenience. Step outside to experience outdoor living at its finest on the expansive back deck one of the largest in the neighborhood overlooking the tranquil lake. Enjoy grilling, fishing from your private dock, or simply relaxing as you take in the peaceful views. Whether you're seeking a short-term rental investment, a second home, or a permanent residence, this lakefront gem delivers the perfect blend of elegance, comfort, and resort living in one of Sandestin's most desirable communities.

As an introduction to the Sandestin lifestyle, we invite our new owners to explore amenities that make Sandestin special. The listing brokerage and seller(s) are presenting the buyer(s) of this property with (2) 90-minute rounds of Tennis court time, a golf foursome at one of our three championship courses, and a round of golf for up to four (4) players at the unrivaled Burnt Pine Golf Club.

Sandestin Golf and Beach Resort features more than seven miles of beaches and pristine bay front, four championship golf courses, 15 world-class tennis courts, a 226-slip marina, a fitness center, spa and celebrity chef dining. Shop, dine and play at the charming pedestrian village, The Village of Baytowne Wharf and more. Inside the gates of the resort, residents enjoy a balanced lifestyle of high-class living, spanning the 2,400 acres from the beach to the bay. Everything within the gates of the resort is accessible by golf cart or bicycle. The entire resort is

interconnected by miles of pedestrian, bike and golf cart paths that weave through groves of live oaks, meandering past natural lagoons, fountains, man-made lakes, and meticulously landscaped fairways.

Built in 1982

Essential Information

MLS® #	989166
Price	\$997,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,824
Year Built	1982
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Florida Cottage
Status	Active

Community Information

Address	223 Audubon Drive
Area	15 - Miramar/Sandestin Resort
Subdivision	FAIRWAYS AT SANDESTIN PH 2
City	Miramar Beach
County	Walton
State	FL
Zip Code	32550

Amenities

Utilities	Electric, Public Sewer, Public Water, TV Cable
View	Lake
Is Waterfront	Yes
Waterfront	Lake Front
Water View	Lake

Interior

Interior Features	Breakfast Bar, Recessed Lighting, Washer/Dryer Hookup
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Appliances	Dishwasher, Dryer, Microwave, Washer, Electric Water Heater
Heating	Central
Cooling	Central Air, Ceiling Fan(s)
# of Stories	2

Exterior

Exterior Features	Outdoor Grill
Lot Description	Covenants, On Golf Course, Restrictions, Within 1/2 Mile to Water
Windows	Window Treatments
Roof	Shake
Construction	Wood Siding

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	The Agency Northwest Florida Beaches
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