

\$1,775,000 - 23 Calla Way, Miramar Beach

MLS® #1011145

\$1,775,000

7 Bedroom, 7.00 Bathroom, 4,234 sqft

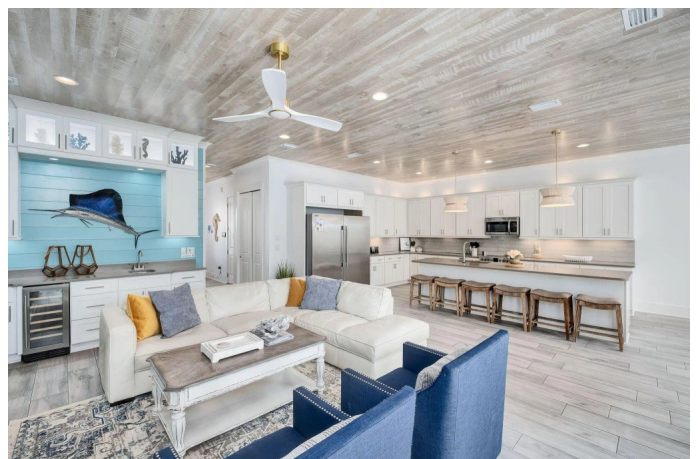
Detached Single Family

The Retreat at Miramar, Miramar Beach, FL

Offering 4,234 square feet and the largest floor plan in The Retreat at Miramar, 23 Calla Way is an exceptionally spacious seven-bedroom, six-and-a-half-bath coastal home positioned within one of Miramar Beach's gated, short-term-rental-friendly communities. With a desirable setting overlooking the community pond and convenient access to the resort-style pool, this three-story home is equally suited for memorable family getaways, a second-home retreat, or a high-capacity vacation rental.

The main living level immediately sets the tone with an open, inviting layout accented by wood-plank ceilings, coastal finishes, plantation shutters, recessed lighting, and abundant natural light. Designed with large groups in mind, the spacious kitchen offers extensive cabinetry, a substantial center island with generous seating, a pantry, and ample prep and storage space. The adjoining dining and living areas flow together naturally, while a dedicated wet bar provides an additional space for entertaining.

Sliding doors extend the living area onto the covered rear patio, creating an easy connection between indoor and outdoor living and taking advantage of the home's pond-side setting. The community pool and pavilion are just steps away, giving owners and guests resort-style amenities without the upkeep of a private pool.



The upper levels provide an impressive amount of additional living and sleeping space. A spacious secondary gathering area serves as an arcade and entertainment zone, allowing multiple groups to enjoy the home comfortably at the same time. Generously sized bedrooms and baths are distributed throughout the second and third floors, along with a dedicated bunk room that adds flexible sleeping capacity for larger groups. The primary suite is located on the third level for additional privacy.

The home is also equipped with Ecobee smart thermostats, integrated security and camera features, and remote-access controls, making ownership and management especially convenient when away from the property.

Parking is another significant advantage. In addition to the attached garage, the property offers driveway parking for four vehicles as well as access to guest parking, an especially valuable feature for a seven-bedroom vacation home.

The Retreat at Miramar offers an amenity package designed for the beach lifestyle, including a 90-foot heated community pool, expansive covered pavilion with lounge and dining areas, multiple Big Green Egg grilling stations, large-screen televisions, and a catch-and-release fishing pond with a walking path. The neighborhood is also just a short walk or approximately a two-minute golf-cart ride from one of Miramar Beach's largest public beach accesses, making days along the sugar-white sand and emerald waters of the Gulf exceptionally convenient.

Beyond the beach, 23 Calla Way is ideally positioned near the dining, shopping, and entertainment of Miramar Beach, Sandestin, and Destin. Short-term rentals are permitted within the community, adding another

compelling dimension for buyers seeking both personal enjoyment and income potential.

The property has demonstrated strong rental performance even with substantial owner use, while professional vacation-rental projections indicate meaningful additional upside with greater availability. Rental history and projections are available for review.

23 Calla Way is being offered exceptionally turnkey. Furnishings and contents convey with the sale, including the golf cart, two stand-up paddleboards mounted in the garage, maintenance items stored in the garage, and the contents of the owner's lock-off closet located off the first-floor powder room.

With its largest-in-the-community floor plan, seven-bedroom configuration, pond setting, immediate access to resort-style amenities, exceptional parking, included golf cart, and proximity to the Gulf, 23 Calla Way presents a rare combination of space, convenience, and income-producing potential in the heart of Miramar Beach.

Built in 2018

Essential Information

MLS® #	1011145
Price	\$1,775,000
Bedrooms	7
Bathrooms	7.00
Full Baths	6
Half Baths	1
Square Footage	4,234
Year Built	2018
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House

Status	Active
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Community Information

Address	23 Calla Way
Area	15 - Miramar/Sandestin Resort
Subdivision	The Retreat at Miramar
City	Miramar Beach
County	Walton
State	FL
Zip Code	32550

Amenities

Utilities	Community Sewer, Electric, Gas - Natural, Phone, Public Sewer, Public Water, TV Cable
Parking	Garage Door Opener, Garage
Has Pool	Yes
Pool	In Ground

Interior

Interior Features	Crown Molding, Vaulted Ceiling(s), Hallway Bunk Beds, Kitchen Island, Recessed Lighting, Owner's Closet, Shelving, Walls Paneled, Washer/Dryer Hookup, Wet Bar, Woodwork Painted
Appliances	Cooktop, Dishwasher, Disposal, Dryer, Freezer, Microwave, Refrigerator, Washer, Electric Water Heater
Heating	Central, Gas - Natural
Cooling	Central Air, Ceiling Fan(s)
# of Stories	3

Exterior

Exterior Features	Outdoor Grill, Pool - House
Windows	Double Pane Windows, Storm Window(s), Plantation Shutters, Window Treatments
Roof	Slate
Construction	Concrete, Frame, Stucco

School Information

Elementary	Van R Butler
Middle	Destin
High	South Walton

Additional Information

Zoning

Resid Single Family

Listing Details

Listing Office

The Premier Property Group

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