

\$745,000 - 244 Audubon Drive, Miramar Beach

MLS® #987305

\$745,000

3 Bedroom, 3.00 Bathroom, 1,426 sqft

Detached Single Family

FAIRWAYS AT SANDESTIN PH 2, Miramar Beach, FL

If you're searching for a charming Florida cottage tucked within the Fairways of Sandestin, this might be the perfect fit. This beautifully maintained 3-bedroom, 3-bath home is being offered fully furnished, rental-ready, and includes a 4-person golf cart. Enjoy tranquil lake views from your own private deck—an ideal spot to unwind in this peaceful retreat.

Recent updates ensure peace of mind, including a new roof being installed this month (October), an HVAC system replaced in 2020, updated kitchen cabinetry (2023), bathroom cabinetry (2020), and newer appliances—Bosch dishwasher, Samsung range, refrigerator, and microwave—all replaced in 2022. The washer and dryer were also updated in 2021. 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 1983

Essential Information

MLS® #	987305
Price	\$745,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,426
Year Built	1983
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Florida Cottage
Status	Active

Community Information

Address	244 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
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View	Pond
Is Waterfront	Yes
Waterfront	Pond
Water View	Pond

Interior

Interior Features	Washer/Dryer Hookup
Appliances	Cooktop, Dishwasher, Disposal, Dryer, Microwave, Refrigerator, Washer
Heating	Central
Cooling	Central Air
# of Stories	2

Exterior

Exterior Features	Dock
Roof	Composite Shngl
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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