

\$790,000 - 264 Eagle Drive, Miramar Beach

MLS® #1008781

\$790,000

3 Bedroom, 3.00 Bathroom, 1,543 sqft
Townhouse on 0.05 Acres

FAIRWAYS AT SANDESTIN PH 3, Miramar Beach, FL

Welcome to resort living at its finest in the highly sought after Fairways neighborhood of Sandestin Golf & Beach Resort®. This beautiful fully furnished 3 bedroom, 3 bath townhome with loft offers peaceful views of the pond, Links Golf Course, and Choctawhatchee Bay, creating the perfect setting for morning coffee and spectacular sunsets from the expansive rear deck. The thoughtfully designed floor plan features two ensuite bedrooms on the main level, including the primary suite, while the upstairs offers a private double twin beds guest suite with its own bath and a versatile loft with skylights, ideal for a home office, additional living area, or extra sleeping accommodations.

Designed for effortless coastal living, the open concept living, dining, and kitchen areas are filled with natural light and feature granite countertops, coastal inspired finishes, and comfortable furnishings. Sold fully furnished (less a few art pieces) and complete with a golf cart, this turnkey property is ready to enjoy from day one.

Whether you're searching for a primary residence, second home, or income producing investment, this property delivers exceptional value with proven rental performance, generating \$56,959 in 2023, \$48,986 in 2024, and \$46,613 in 2025, with \$27,201 in gross rental revenue through June 2026 and an



additional \$14,902 in future reservations already on the books. Buyers who continue with My Vacation Haven may benefit from existing reservations, established marketing, repeat guests, and no startup costs.

Enjoy the unmatched lifestyle of Sandestin Golf & Beach Resort®, offering over 2,400 acres of amenities including private beach access, four championship golf courses, a full service marina, tennis, pickleball, walking and biking trails, Baytowne Wharf®, Grand Boulevard®, shopping, dining, and year round entertainment, all just a golf cart ride away. Located in Flood Zone X, flood insurance is not required by most lenders, though the current owner maintains a policy. For added peace of mind, the seller is offering a one year home warranty to the buyer with an acceptable offer. This exceptional home offers the perfect blend of luxury, lifestyle, and investment opportunity.

Built in 1983

Essential Information

MLS® #	1008781
Price	\$790,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,543
Acres	0.05
Year Built	1983
Type	Townhouse
Sub-Type	Townhouse
Style	Townhome
Status	Active

Community Information

Address	264 Eagle Drive
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Area	15 - Miramar/Sandestin Resort
Subdivision	FAIRWAYS AT SANDESTIN PH 3
City	Miramar Beach
County	Walton
State	FL
Zip Code	32550

Amenities

Utilities	Electric, Phone, Public Sewer, Public Water, TV Cable
View	Bay, Pond
Water View	Bay, Pond

Interior

Interior Features	Breakfast Bar, Cathedral Ceiling(s), Vaulted Ceiling(s), Recessed Lighting, Owner's Closet, Pantry, Walls Mirrored, Washer/Dryer Hookup
Appliances	Cooktop, Dishwasher, Disposal, Dryer, Freezer, Microwave, Refrigerator, Washer
Heating	Central
Cooling	Central Air, Ceiling Fan(s)
# of Stories	2

Exterior

Exterior Features	Outdoor Grill, Sprinkler System, Yard Building
Lot Description	Covenants, Easements, On Golf Course, Interior Lot, Level, Restrictions, Within 1/2 Mile to Water, Wooded
Windows	Skylight(s), Window Treatments
Roof	Composite Shngl
Construction	Frame, Wood Siding, Trim Wood

School Information

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

Additional Information

Zoning	Deed Restrictions, Resid Single Family
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Listing Details

Listing Office	The Agency Northwest Florida Beaches
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Listing information last updated on September 13th, 2026 at 1:52pm CDT