

\$2,825,000 - 2809 Scenic Hwy 98, Destin

MLS® #994900

\$2,825,000

6 Bedroom, 5.00 Bathroom, 2,630 sqft

Detached Single Family on 0.17 Acres

CRYSTAL BEACH, Destin, FL

YEAR TO DATE BOOKINGS AS OF JULY 1, 2026, \$217,086.52

Located directly along Scenic Hwy 98 on a prominent corner lot, this exceptional three-story coastal retreat offers Gulf views from the second & third levels and is just 0.1 miles from the Shirah Beach Access, a leisurely 2-minute stroll to the sugar-white sands. Thoughtfully designed & impeccably maintained, the property presents a rare "two-homes-in-one" configuration ideal for personal enjoyment & high-performing short-term rental use. The 4-bedroom main residence is complemented by a separate 2-bedroom carriage house, with a heated pool & pool deck serving as the private focal point between the two structures. This flexible layout provides privacy & versatility well-suited for hosting guests, multi-generational living, or maximizing rental potential. The carriage house also features a kitchenette, a full bathroom, and a walk-in closet, offering comfortable & independent accommodations. The home is tastefully decorated & offered turnkey, featuring solid surface flooring throughout, multiple living areas, and balconies positioned to capture Gulf breezes & views. A golf cart is included, enhancing convenience for beach access & easy enjoyment of the surrounding coastal community.

From an investment perspective, the property demonstrates outstanding performance,



generating \$225.1K in rental income in 2024, \$235.4K in 2025, and already securing \$129.2K in confirmed bookings for 2026. With its prime Scenic 98 location, Gulf views, flexible accommodations, and proven income history, this offering represents a compelling opportunity in one of Destin's most sought-after beach communities.

Built in 2004

Essential Information

MLS® #	994900
Price	\$2,825,000
Bedrooms	6
Bathrooms	5.00
Full Baths	5
Square Footage	2,630
Acres	0.17
Year Built	2004
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Active

Community Information

Address	2809 Scenic Hwy 98
Area	14 - Destin
Subdivision	CRYSTAL BEACH
City	Destin
County	Okaloosa
State	FL
Zip Code	32541

Amenities

Utilities	Electric, Gas - Natural, Public Sewer, Public Water, TV Cable
View	Gulf
Water View	Gulf
Has Pool	Yes

Pool	Heated, In Ground
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Interior

Interior Features	Breakfast Bar, Crown Molding, Vaulted Ceiling(s), In-Law Floorplan, Recessed Lighting, Owner's Closet, Washer/Dryer Hookup
Appliances	Dishwasher, Disposal, Dryer, Microwave, Range Hood, Washer, Electric Water Heater
Heating	Central, Gas - Natural
Cooling	Central Air, Ceiling Fan(s)
# of Stories	3

Exterior

Exterior Features	Balcony, Private Yard, Lawn Pump, Pool - Gunite Concrtr, Pool - House, Sprinkler System
Lot Description	Corner Lot, Sidewalk, Within 1/2 Mile to Water
Windows	Double Pane Windows, Window Treatments
Roof	Metal
Construction	Frame, Siding CmntFbrHrdBrd
Foundation	Slab

School Information

Elementary	Destin
Middle	Destin
High	Fort Walton Beach

Additional Information

Zoning	Resid Single Family
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Listing Details

Listing Office	EXP Realty LLC
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