

\$595,000 - 285 W Sandestin Boulevard, Miramar Beach

MLS® #1003552

\$595,000

2 Bedroom, 3.00 Bathroom, 1,543 sqft
Townhouse

FAIRWAYS AT SANDESTIN PH 2, Miramar
Beach, FL

Turnkey Sandestin vacation home with TWO main-level suites, golf-cart access to the beach, and over \$36,000 in recent annual rental revenue inside the highly desirable Fairways community at Sandestin Golf and Beach Resort. Unlike many high-rise resort condos, this low-density cottage-style townhome offers a quieter, more residential ownership experience surrounded by lush landscaping, manicured fairways, and peaceful lake views.

Designed for buyers who want both personal enjoyment and rental income, the layout is exceptionally functional for multi-generational families and longer stays. The primary suite and junior suite are both located on the main level, each with its own private bath, eliminating the need to constantly navigate stairs. Upstairs loft with additional 3/4 bath creates flexible space for guests, kids, office, media room, or bonus sleeping area.

Rental revenue has continued improving following recent updates, generating \$31,921 in 2024, \$36,845 in 2025, and already \$34,557 year-to-date for 2026. The kitchen and downstairs bathrooms were updated in 2022, while the property was refreshed in 2024 with new paint, décor, and furniture upgrades.

Sold fully furnished and turnkey including furniture, artwork, kitchen items, golf cart, and



premium rust-resistant patio dining set. Owners enjoy deeded beach access, heated community pool, golf-cart connectivity throughout the resort, and convenient access to Baytowne Wharf, golf, marina, dining, shopping, tennis, and entertainment.

One of the biggest advantages of ownership at The Fairways is the ease of living compared to larger resort-style condo buildings. Front-door parking, screened outdoor living, lower-density surroundings, and golf-cart accessibility create a true vacation-home feel rather than a transient hotel-style environment.

This Sandestin vacation rental property is ideal for buyers seeking a second home in Miramar Beach that can also generate short-term rental income. The flexible floor plan works exceptionally well for families, entertaining, and mixed personal/rental use.

Located within one of Sandestin's most established cottage-style neighborhoods, owners enjoy access to the beach, golf courses, tennis, marina, restaurants, shopping, and entertainment -- all connected by golf-cart paths throughout the resort.

Strong community reputation, warrantable financing eligibility, and turnkey condition further enhance the property's long-term appeal as both a lifestyle purchase and investment opportunity.

Seller is a licensed Realtor in Florida(and Colorado)

HOA Fees \$315 Monthly for Fairways, \$492.10 quarterly for Master

Built in 1982

Essential Information

MLS® #	1003552
Price	\$595,000
Bedrooms	2
Bathrooms	3.00
Full Baths	3
Square Footage	1,543
Year Built	1982
Type	Townhouse
Sub-Type	Townhouse
Style	Townhome
Status	Active

Community Information

Address	285 W Sandestin Boulevard
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	Lagoon
Water View	Lagoon

Interior

Interior Features	Breakfast Bar, Vaulted Ceiling(s), Owner's Closet, Washer/Dryer Hookup
Appliances	Cooktop, Dishwasher, Disposal, Dryer, Microwave, Refrigerator, Washer, Electric Water Heater
Heating	Central
Cooling	Central Air
# of Stories	2

Exterior

Exterior Features	Outdoor Grill, Sprinkler System
Lot Description	Covenants, On Golf Course, Interior Lot, Restrictions, Within 1/2 Mile to Water
Windows	Skylight(s), Window Treatments

Roof	Composite Shngl, Shake
Construction	Frame, 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	Keller Williams Realty Destin
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