

\$845,000 - 307 Sandy Cay Drive, Miramar Beach

MLS® #1011667

\$845,000

3 Bedroom, 2.00 Bathroom, 1,586 sqft

Detached Single Family on 0.12 Acres

PARADISE RETREAT, Miramar Beach, FL

Coastal Living in Paradise Retreat!!

Welcome to this beautifully maintained 3-bedroom, 2-bath all-brick home in the sought-after gated community of Paradise Retreat. Ideally positioned with convenient access from Scenic Gulf Drive on the beach side and Highway 98 to the north, this home places you minutes from the beach, dining, shopping, and local entertainment. Inside, a bright, open floor plan creates an inviting setting for everyday living and entertaining. The recently updated kitchen features granite countertops, a tile backsplash, farmhouse sink, stainless-steel appliances, and a seamless flow into the living room, dining area, and an additional informal sitting space. The desirable split-bedroom layout provides privacy for the primary suite, located on the opposite side of the home from the guest bedrooms. The primary bath includes a separate garden tub, and the suite offers a generous walk-in closet. Outside, enjoy a spacious backyard with ample room to add a pool, plus an inviting paver patio designed for outdoor dining, relaxing, and gathering with family and friends. Approximately 320 feet of deeded beach access is just a short walk away. Whether envisioned as a primary residence, comfortable second home, or short-term rental opportunity, this property offers exceptional flexibility in one of the area's most desirable beachside communities. Estimated short-term rental potential is reported at up to \$80,000 annually; buyer should independently verify



rental projections and local regulations. Major upgrades include a tankless gas water heater (2018), new dishwasher (2022), new HVAC system (2025), freshly painted interior, a new irrigation pump, metal hurricane shutters, and a new roof (2026). A two-car garage adds everyday convenience and storage.

Built in 2004

Essential Information

MLS® #	1011667
Price	\$845,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,586
Acres	0.12
Year Built	2004
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Contemporary
Status	Active

Community Information

Address	307 Sandy Cay Drive
Area	15 - Miramar/Sandestin Resort
Subdivision	PARADISE RETREAT
City	Miramar Beach
County	Walton
State	FL
Zip Code	32550

Amenities

Utilities	Community Water, Electric, Gas - Natural, Phone, Public Sewer, Public Water, TV Cable
Parking	Garage Door Opener, Garage
# of Garages	2

Interior

Interior Features	Vaulted Ceiling(s), Kitchen Island, Newly Painted, Pull Down Stairs, Washer/Dryer Hookup
Appliances	Dishwasher, Microwave, Gas Water Heater, Tankless Water Heater
Heating	Central, Gas - Natural
Cooling	Central Air, Ceiling Fan(s)
# of Stories	1

Exterior

Exterior Features	Private Yard, Hurricane Shutters
Lot Description	Covenants, Sidewalk
Windows	Window Bay
Roof	Composite Shngl
Construction	Concrete, Brick

School Information

Elementary	Destin
Middle	Destin
High	Destin

Additional Information

Zoning	City
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Listing Details

Listing Office	Coldwell Banker Realty
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