

\$2,200,000 - 3149 Scenic Hwy 98, Destin

MLS® #1008104

\$2,200,000

6 Bedroom, 5.00 Bathroom, 3,868 sqft

Detached Single Family on 0.17 Acres

crystal beach, Destin, FL

First impressions matter. And when I walked into 3149 Scenic Highway 98 for the first time it immediately felt like a home made for family and for making memories. The floor plan is perfect for multiple families to share the home and still feel like they each have their own space. The bedrooms are spread out across all three floors, and all three levels have their own common area/living room. So, when multiple families share the home they don't feel like they're stacked on top of one another. The first floor kitchenette being located next to the pool area is also a great detail of the floor plan. I have young children, so I know the value of having cold drinks and snacks on hand by the pool when the Summer sun starts to get hot. This home's outdoor space really blew me away when I first walked outside. The covered porch is massive and provides a large shaded space to retreat from the sun while still enjoying the outdoors. The pool (30'x15') was larger than I expected, and the back gate by the pool makes walking to the beach easy. The Barracuda Street beach access is across from the house, and it has a crosswalk making it safe and easy for parents to take their kids to the beach. When you return, the outdoor shower makes it easy to rinse off the sand before coming inside. After a decade of selling real estate on the Emerald Coast I've learned that most buyers and renters share these three priorities when looking for a beach home: quick and easy beach access, nearby dining & entertainment options, and a private heated



pool. The heated pool is a key because Northwest Florida experiences cold snaps in the Fall and Winter months, so many vacation renters filter their online searches for homes with a heated pool, and if you don't have one then you may not show up in a would-be renter's search. It's also important if you plan on staying at the home and want to be able to use your pool year-round. 3149 Scenic Highway 98 checks every one of these boxes. It's one row back from the beach, and it has a 30'x15' private & heated pool surrounded by a covered patio. It's located one mile by car or LSV (street-legal golf cart) from the Destin Commons shopping & dining complex as well as the award-winning public golf course at Regatta Bay. All of the places below are accessible from the home by LSV:

Barracuda Street Beach
 Access.....1-min walk
 Camille's (seafood, sushi,
 brunch).....0.4mi
 The Henderson Rooftop
 Bar.....0.8mi
 Whole
 Foods.....0.8mi
 Destin Commons (shopping, dining,
 movies).....0.9mi
 Uncle Buck's Fish Bowl
 (bowling/arcade).....0.9mi
 Jackacuda's (seafood &
 sushi).....1.1mi
 Regatta Bay Golf
 Course.....1.7mi

This home is located in Crystal Beach, one of the premier vacation rental locations in all of Destin and Miramar Beach, it's the area of town my investment-savvy clients typically gravitate towards. There's three main benefits to being in Crystal Beach: 1) no HOA fees 2) ample public beach accesses. Most streets have a dedicated access which helps spread

the crowds out and leads to a less crowded beach experience. 3) Proximity to the Destin Commons, which is the main shopping, dining, and entertainment hub in Destin. It's also in close proximity to many of the best restaurants in town. This is important both for personal enjoyment and it also matters a great deal to renters. So, if you plan on renting the property, then this area of town is ideal for that.

Floor plan

First Floor

Upon entering the home there's a good sized landing space. To the right of the front door is the staircase leading to the upper levels. To the left is the entrance to the first floor living quarters complete with a kitchenette, living room, dining area, and two bedroom suites that share a full bathroom. This area also leads out to the pool area which includes the large covered patio, 30'x15' pool, grilling area, outdoor shower, and a walkover to the back gate that leads to the nearby beach access.

Second Floor

At the top of the stairs is a hallway. Straight ahead in the hall is a walk-in laundry room as well as an extra full-bathroom that serves as the guest bath for the living room. The hallway is a "T" shape, and going to the left leads to the second-floor master suite which features a king-sized bed and a walk-in closet. The ensuite master bathroom has a walk-in shower, garden tub, and dual vanities. To the right is the large main living room which features an open floor plan incorporating the kitchen and dining area into the flow of the space. It has doors leading out to a 25'x10' balcony that overlooks the pool and gets great sunset views. The balcony has a set of outdoor stairs leading to the pool area, so it's easy to bring food from the kitchen to the poolside. This also allows the guests in the

upstairs bedrooms to access the pool without having to go through the downstairs living quarters.

Third Floor

The final floor starts with a sizable living room/common area. To the left are two guest bedroom suites with a shared full bathroom. To the right is another master bedroom suite, and it's laid out similarly to the one on the second floor. It has a large bathroom with a garden tub, walk-in shower, and a walk-in closet. It has a private 25'x10' balcony that faces the beach and captures some peekaboo water views. It provides an excellent front row seat to Summer sunsets with its Southwest exposure.

Built in 2004

Essential Information

MLS® #	1008104
Price	\$2,200,000
Bedrooms	6
Bathrooms	5.00
Full Baths	5
Square Footage	3,868
Acres	0.17
Year Built	2004
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Active

Community Information

Address	3149 Scenic Hwy 98
Area	14 - Destin
Subdivision	crystal beach
City	Destin
County	Okaloosa

State	FL
Zip Code	32541

Amenities

Utilities	Electric, Public Sewer, Public Water
View	Gulf
Water View	Gulf
Has Pool	Yes
Pool	Heated, In Ground

Interior

Interior Features	Breakfast Bar, Vaulted Ceiling(s), Kitchen Island, Recessed Lighting, Pantry, Washer/Dryer Hookup, Wet Bar
Appliances	Cooktop, Dishwasher, Dryer, Microwave, Washer, Electric Water Heater
Cooling	Ceiling Fan(s)
# of Stories	3

Exterior

Exterior Features	Outdoor Grill, Balcony, Private Yard, Pool - Enclosed
Lot Description	Sidewalk, Within 1/2 Mile to Water
Windows	Window Treatments
Roof	Metal
Construction	Siding CmntFbrHrdBrd
Foundation	Slab

School Information

Elementary	Destin
Middle	Destin
High	Destin

Additional Information

Zoning	Resid Single Family
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Listing Details

Listing Office	Compass
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