

\$750,000 - 36 Opal Cove, Miramar Beach

MLS® #1013367

\$750,000

3 Bedroom, 2.00 Bathroom, 1,508 sqft
Detached Single Family on 0.07 Acres

Emerald Shores, Miramar Beach, FL

Welcome to 36 Opal Cove, a beautifully maintained 3-bedroom, 2-bath home in the gated Emerald Shores community of Miramar Beach, just moments from the sugar-white sands of the Gulf. Offered at \$750,000, this home presents an exceptional opportunity to own near the beach with private deeded beach access and an impressive array of community amenities.

Inside, the home is bright, spacious and move-in ready, featuring newer LVP flooring throughout, fresh interior paint, vaulted ceilings, a skylight, and charming beadboard wainscoting with decorative chair rail extending through the foyer, living room and dining area. The open living space offers plenty of room to gather, with a generous dining area and eat-in kitchen featuring a large breakfast bar, stainless steel appliances, pantry space and a stackable washer and dryer.

All three bedrooms are comfortably sized, including a spacious primary suite with a tray ceiling and room for a home office or sitting area. The primary bath offers a double vanity, separate shower and jetted soaking tub.

Outside, enjoy the fenced back and side yard with an attractive paver patio, creating a great space for relaxing or entertaining. Additional updates include a tile roof replaced in 2022. Emerald Shores offers two community pools, including one heated pool, pickleball courts and private deeded beach access reserved for owners and rental guests. The recently



upgraded private beach pavilion features a full-service seasonal snack bar, restrooms and showers. A new ADA Trex ramp provides easier beach access, and homeowners enjoy complimentary LDV umbrella and chair rentals throughout the season. Seasonal tram service adds even more convenience, and Emerald Shores allows golf carts, a sought-after feature along the coast. Two gated entrances provide convenient access to both Highway 98 and Scenic Gulf Drive.

Turnkey and rental-ready, 36 Opal Cove is an excellent option as a primary residence, second home or investment property. Furnishings may remain if desired by the buyer.

Built in 1996

Essential Information

MLS® #	1013367
Price	\$750,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,508
Acres	0.07
Year Built	1996
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Florida Cottage
Status	Active

Community Information

Address	36 Opal Cove
Area	15 - Miramar/Sandestin Resort
Subdivision	Emerald Shores
City	Miramar Beach
County	Walton
State	FL

Zip Code	32550
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Amenities

Utilities	Electric, Public Sewer, Public Water
Has Pool	Yes
Pool	In Ground

Interior

Interior Features	Breakfast Bar, Tray Ceiling(s), Kitchen Island, Newly Painted, Pantry, Washer/Dryer Hookup
Appliances	Dishwasher, Dryer, Refrigerator, Washer, Electric Water Heater
Cooling	Central Air
# of Stories	1

Exterior

Exterior Features	Outdoor Grill, Pavillion/Gazebo
Lot Description	Cleared, Cul-De-Sac, Dead End, Easements, Restrictions, Within 1/2 Mile to Water
Windows	Skylight(s), Window Treatments
Roof	Slate
Construction	Frame, Trim Wood

School Information

Elementary	Van R Butler
Middle	Destin
High	South Walton

Additional Information

Zoning	Resid Single Family
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Listing Details

Listing Office	ERA American Real Estate
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