

\$869,000 - 365 Sandy Cay Drive, Miramar Beach

MLS® #1011233

\$869,000

4 Bedroom, 2.00 Bathroom, 1,653 sqft
Detached Single Family on 0.13 Acres

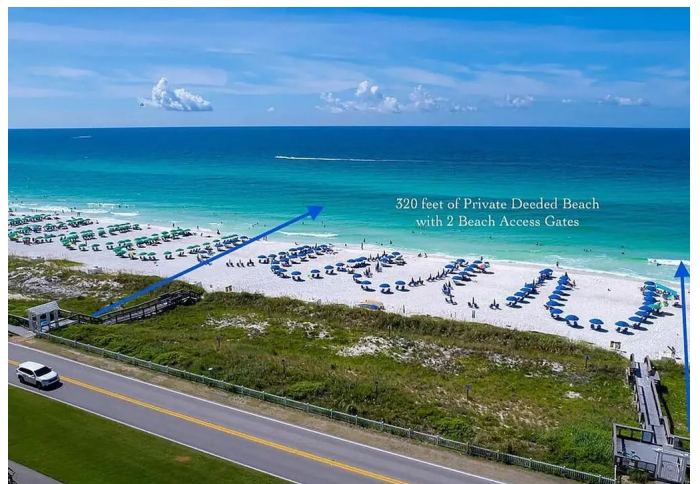
PARADISE RETREAT, Miramar Beach, FL

A rare Miramar Beach opportunity has arrived--beautifully furnished, priced to sell, and made even better with a brand-new roof being added! Welcome to Paradise Retreat, where your own private heated pool, gated coastal living, and private deeded beach access create the ultimate Emerald Coast lifestyle.

This beautifully maintained, single-story 4-bedroom, 2-bath brick home is being sold **FULLY FURNISHED** and **RENTAL READY**, offering incredible flexibility as a primary residence, second home, or short-term rental investment. Even better, a **BRAND-NEW ROOF** is being added, providing tremendous value and peace of mind for the next owner.

Step inside and immediately notice the soaring vaulted ceilings, open-concept design, custom LVP flooring, and relaxed coastal elegance throughout. The spacious living, dining, and kitchen areas flow beautifully together, creating the perfect setting for entertaining, family gatherings, or hosting vacation guests.

The kitchen is truly the heart of this home! Gorgeous granite countertops provide plenty of prep and serving space, while the oversized breakfast bar opens directly into the living area. A custom ceramic tile backsplash, stainless steel appliances, abundant cabinetry, and an open layout create a kitchen that is equally beautiful and functional.



Then step outside to your own PRIVATE BACKYARD OASIS. The fully fenced backyard showcases a spectacular private swimming pool complete with a NEW GAS HEATER, allowing you and your guests to enjoy the pool beyond the traditional summer months. Spend the morning along the Gulf, come home for an afternoon swim, and finish the evening relaxing in your private Florida Room overlooking the pool.

And when you're ready for the beach, Paradise Retreat delivers one of Miramar Beach's most desirable amenities--PRIVATE DEEDED BEACH ACCESS! This gated community provides owners access to approximately 320 feet of private sugar-white sand along the emerald waters of the Gulf. The private gated beach access is approximately 880 yards from the home, making beach days incredibly convenient while still giving you the space and privacy of a single-family home.

Paradise Retreat is a highly sought-after GATED COMMUNITY of approximately 120 homes, offering a peaceful residential atmosphere while placing you right in the middle of everything Miramar Beach and Destin have to offer. Walk or bike along Scenic Gulf Drive, grab dinner at Pompano Joe's or Captain Dave's, or enjoy the nearby shopping, dining, golf, and entertainment. Destin Commons and Silver Sands Premium Outlets are also just a short drive away.

The spacious primary suite features a king bed and private ensuite bathroom with dual vanities and a tub/shower combination. Three additional guest bedrooms provide plenty of room for family and visitors, and the home's current configuration comfortably accommodates up to 10 guests.

Additional features include a 2-car garage, spacious 4-car driveway, gas water heater, washer and dryer, generous storage, Florida Room, fully fenced backyard, and established short-term rental history.

This is the COMPLETE MIRAMAR BEACH PACKAGE--a beautifully furnished 4-bedroom single-family home with a PRIVATE HEATED POOL, BRAND-NEW ROOF being added, gated community, PRIVATE DEEDED BEACH ACCESS, two-car garage, rental potential, and an outstanding location just minutes from everything that makes the Emerald Coast special.

PRICED TO SELL and positioned to stand apart from the competition, this property offers something increasingly difficult to find near the beach: your own home, your own garage, your own private heated pool, and your own private beach access.

Paradise Retreat is calling. Come experience the privacy, luxury, and laid-back coastal lifestyle that make this gated Miramar Beach community such a special place to own.

Built in 2004

Essential Information

MLS® #	1011233
Price	\$869,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,653
Acres	0.13
Year Built	2004
Type	Detached Single Family

Sub-Type	Detached Single Family
Style	Traditional
Status	Active

Community Information

Address	365 Sandy Cay Drive
Area	15 - Miramar/Sandestin Resort
Subdivision	PARADISE RETREAT
City	Miramar Beach
County	Walton
State	FL
Zip Code	32550

Amenities

Utilities	Electric, Gas - Natural, Phone, Public Sewer, Public Water, TV Cable, Underground
Parking	Garage Door Opener, Guest, Garage
# of Garages	2
Has Pool	Yes
Pool	Heated, In Ground

Interior

Interior Features	Breakfast Bar, Vaulted Ceiling(s), Recessed Lighting, Newly Painted, Owner's Closet, Pantry, Split Bedroom, Washer/Dryer Hookup, Woodwork Painted
Appliances	Dishwasher, Disposal, Dryer, Microwave, Washer, Gas Water Heater
Heating	Central, Gas - Natural
Cooling	Central Air, Ceiling Fan(s)
# of Stories	1

Exterior

Exterior Features	Private Yard, Lawn Pump, Pool - Gunite Concrtr, Sprinkler System, Rain Gutters
Lot Description	Covenants, Level, Restrictions, Sidewalk, Storm Sewer, Within 1/2 Mile to Water
Windows	Window Treatments
Roof	Shingle
Construction	Frame, Roof Pitched, Brick, Trim Vinyl
Foundation	Slab

School Information

Elementary	Destin
Middle	Destin
High	Destin

Additional Information

Zoning	Resid Single Family
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Listing Details

Listing Office	RealJoy Realty LLC
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