

\$895,000 - 440 Sandy Cay Drive, Miramar Beach

MLS® #1006957

\$895,000

3 Bedroom, 2.00 Bathroom, 1,548 sqft

Detached Single Family on 0.13 Acres

PARADISE RETREAT, Miramar Beach, FL

Welcome to 440 Sandy Cay Drive, located in the private, gated community of Paradise Retreat in Miramar Beach. Residents enjoy one of the neighborhood's most sought-after amenities--320 feet of private deeded beach access, just a short walk from the home. This updated Coastal white brick home is ideally situated on the south end of the neighborhood (closest to the beach), and offers an open-concept floor plan with vaulted ceilings in the living/dining areas, abundant natural light, fresh interior paint, and luxury vinyl plank flooring throughout the house. It also offers added peace of mind with a pre-listing home inspection already completed and a new roof installed in 2023. With recent improvements and being offered fully furnished make this home move-in ready. For those seeking investment property, Paradise Retreat has a well-established vacation rental market. Several similarly sized homes within the community have achieved approximately \$100,000 in annual gross rental income. Buyers should independently verify rental history, projections, and any applicable restrictions.

Built in 2004

Essential Information

MLS® #	1006957
Price	\$895,000



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,548
Acres	0.13
Year Built	2004
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Traditional
Status	Active

Community Information

Address	440 Sandy Cay Drive
Area	15 - Miramar/Sandestin Resort
Subdivision	PARADISE RETREAT
City	Miramar Beach
County	Walton
State	FL
Zip Code	32550

Amenities

Utilities	Electric, Phone, Public Sewer, Public Water, TV Cable
# of Garages	2

Interior

Interior Features	Breakfast Bar, Vaulted Ceiling(s), Newly Painted, Pantry, Split Bedroom
Appliances	Dishwasher, Disposal, Dryer, Microwave, Range Hood, Washer, Electric Water Heater
Heating	Central
Cooling	Central Air, Ceiling Fan(s)
# of Stories	1

Exterior

Exterior Features	Lawn Pump, Sprinkler System, Rain Gutters
Lot Description	Covenants, Interior Lot, Restrictions, Sidewalk, Storm Sewer, Within 1/2 Mile to Water
Windows	Double Pane Windows, Window Treatments
Roof	Composite Shngl
Construction	Frame, Brick

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	RE/MAX by the Sea
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Listing information last updated on September 16th, 2026 at 10:54am CDT