

\$5,199,000 - 45 E Beach Drive, Miramar Beach

MLS® #1011111

\$5,199,000

6 Bedroom, 7.00 Bathroom, 6,378 sqft

Detached Single Family on 0.52 Acres

GULF PINES, Miramar Beach, FL

UNDER CONTRACT WITH 72 HOUR KICK OUT CLAUSE--Oysters may have pearls, but this CLAM has GLAM. Meet GLAM CLAM - over 10,000 exceptional square feet of coastal contemporary glamour just steps away from 1400 feet of deeded private beach. GLAM CLAM sits on more than half an acre to capture stunning views of the gulf and the community lake from multiple levels. With over 227k in rental income this year and 80k in rental reservations on the books ALREADY for 2027 and almost all RETURNING GUESTS, this coastal retreat sleeps 32 comfortably in 5 luxe king size suites and a generous bunkroom. The home is an entertainer's dream, masterfully designed with premium features and curated decor. Ample parking, including two garage storage bays, one accommodating a six-person golf cart, adds to its appeal. The GLAM CLAM (continued). The GLAM CLAM offers multiple outdoor living spaces, two outdoor kitchens, built-in gas grills, and resort-style amenities including a private pool featuring custom remote control lights for swimming under the stars, spa that cascades into the pool, and generous covered outdoor living area with a gas fireplace and outdoor bar poolside. The open floor plan of the entry and game room complete with ping pong table and wet bar even features a puzzle or craft room. A covered outdoor kitchen with built-in gas grill, ice maker, refrigerator, and poolside bar overlooks a large yard fenced for privacy. A closet with a full size stacked



washer and dryer is just off the pool bath. The ground floor suite includes a king bed and built in queen sized bunks as well as an ensuite bathroom, while a large Pinterest-inspired bunk bedroom with ensuite bathroom is sure to charm. The second floor is simply a showstopper with an open floor plan featuring floor to ceiling gulf view windows overlooking a massive deck, two separate seating areas clad in coastal colors with deeply plush sofas, sleek gas fireplace, and a wet bar with icemaker and wine cooler. The chef's kitchen equipped with high-end Wolf appliances surrounds an 81 square foot quartz topped island, while dual dishwashers, dual microwaves and 4 OVENS give the resident chef a veritable culinary playground. French doors off the kitchen open to the covered back deck and a second outdoor kitchen with built-in grill overlooking the pool deck below all easily accessed by a back outdoor stairway. The second floor king bedroom suite features gulf views and opens to the expansive front deck to catch the morning breeze as the neighborhood wakes up. The luxury continues on the third story with gulf and lake views from multiple decks, a media room with wet bar and icemaker, or even the laundry room which features a full sized refrigerator. Two king bedroom suites open to the front deck for gulf views and incorporate built in bunks without compromising space; extensive ensuite bathrooms include soaking tubs, walk in showers and cavernous closets. The tremendous third suite on the third floor features a king bed, vaulted ceiling, and 4 built in queen bunks. A fourth floor observation deck is perfect for sunset cocktails or stargazing. GLAM CLAM is tucked away in Miramar Beach between Sandestin and the Silver Sands Factory Stores in the very private Gulf Pines neighborhood. The community features two lakes for freshwater fishing, extensive private beach with plenty of parking,

low annual HOA fees of only \$900 a year and even an occasional deer sighting. The old saying "happy as a clam at high tide" has never been truer than at GLAM CLAM- come see!

Built in 2018

Essential Information

MLS® #	1011111
Price	\$5,199,000
Bedrooms	6
Bathrooms	7.00
Full Baths	6
Half Baths	1
Square Footage	6,378
Acres	0.52
Year Built	2018
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Active

Community Information

Address	45 E Beach Drive
Area	15 - Miramar/Sandestin Resort
Subdivision	GULF PINES
City	Miramar Beach
County	Walton
State	FL
Zip Code	32550

Amenities

Utilities	Electric, Gas - Natural, Gas - Propane, Public Sewer, Public Water, TV Cable
Parking	Garage Door Opener, Oversized, Garage
# of Garages	2
View	Bay, Gulf, Lake
Water View	Bay, Gulf, Lake

Has Pool	Yes
Pool	Heated, In Ground

Interior

Interior Features	Bookcases, Beamed Ceilings, Cathedral Ceiling(s), Crown Molding, Vaulted Ceiling(s), Tray Ceiling(s), Fireplace 2+, Hallway Bunk Beds, Kitchen Island, Recessed Lighting, Newly Painted, Owner's Closet, Pantry, Upgraded Media Wing, Walls Wainscoting, Wet Bar, Woodwork Painted, Elevator
Appliances	Cooktop, Dishwasher, Disposal, Dryer, Freezer, Microwave, Double Oven, Range Hood, Refrigerator, Trash Compactor, Washer, Tankless Water Heater
Heating	Central, Gas - Natural
Cooling	Central Air, Ceiling Fan(s)
Fireplace	Yes
Fireplaces	EPA Qualified Fireplace, Fireplace Gas
# of Stories	4

Exterior

Exterior Features	Outdoor Grill, Balcony, Columns, Private Yard, Hot Tub, Lawn Pump, Pool - Gunite Concr, Outdoor Shower, Separate Living Area, Outdoor Kitchen, Rain Gutters
Lot Description	Covenants, Restrictions, Survey Available, Within 1/2 Mile to Water
Windows	Storm Window(s), Plantation Shutters, Window Treatments
Roof	Flat, Membrane, Slate
Construction	Siding Brick Front, Siding CmntFbrHrdBrd
Foundation	Slab

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	Real Estate Empowered LLC
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