

\$869,000 - 47 Saint Simon Circle, Miramar Beach

MLS® #1011328

\$869,000

3 Bedroom, 3.00 Bathroom, 1,632 sqft

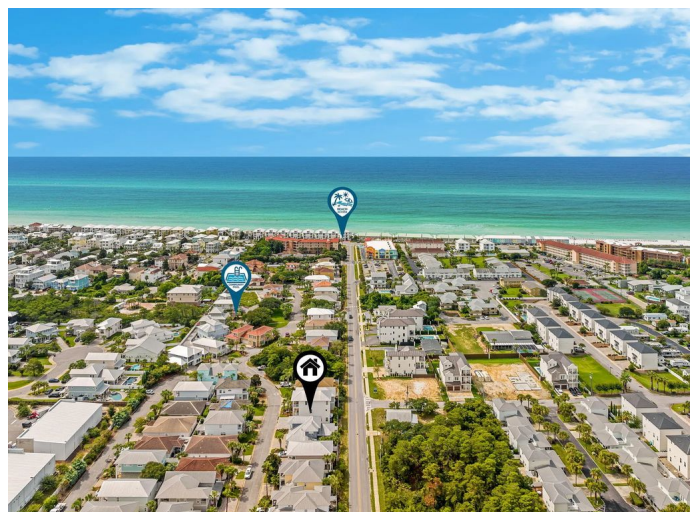
Detached Single Family on 0.07 Acres

EMERALD WATERS VILLAGE, Miramar Beach, FL

Welcome to 47 Saint Simon Circle, a beautifully maintained coastal home in the heart of Miramar Beach, where the best of the beach lifestyle is right outside your door. One of the home's biggest highlights is its walkability to the deeded beach access, making mornings by the Gulf, sunset walks, and spontaneous beach days incredibly easy. Inside, the home offers an open and inviting floor plan designed for comfortable everyday living and easy entertaining. The kitchen features generous cabinetry, granite countertops, stainless appliances, a spacious island, and plenty of storage. The adjoining living area is finished with crown molding and wide-plank flooring, creating a warm and relaxed coastal feel.

Step outside to the private screened patio, recently enhanced with Trex composite decking and an upgraded outdoor fan, creating a comfortable and peaceful extension of the living space. The oversized two-car garage provides excellent storage and has been refreshed with an epoxy-coated floor.

Recent improvements include a key-free Yale entry, updated exterior paint, newer carpet upstairs, updated blinds, a dehumidifier with ultraviolet air treatment system, newer thermostat, updated dishwasher and kitchen appliances, and a transferable termite bond. Emerald Waters Village offers two community pools, deeded beach access, and a pet-friendly setting in one of Miramar Beach's



most convenient coastal locations. With beach access, coffee shops, restaurants, and local favorites nearby, the area is easy to enjoy by golf cart or on foot, with Scenic Highway 98 just moments away.

Whether this coastal retreat is used as a primary residence, second home, or income-producing short-term rental, 47 Saint Simon Circle offers the flexibility buyers seek in Miramar Beach, with walkable beach access, nearby dining and coffee, and easy access to Scenic Highway 98 by golf cart or on foot.

Built in 2015

Essential Information

MLS® #	1011328
Price	\$869,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,632
Acres	0.07
Year Built	2015
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Villa
Status	Active

Community Information

Address	47 Saint Simon Circle
Area	15 - Miramar/Sandestin Resort
Subdivision	EMERALD WATERS VILLAGE
City	Miramar Beach
County	Walton
State	FL
Zip Code	32550

Amenities

Utilities	Electric, Gas - Natural, Public Sewer, Public Water, TV Cable
Parking	Garage Door Opener
# of Garages	2

Interior

Interior Features	Crown Molding, Tray Ceiling(s), Kitchen Island, Recessed Lighting, Washer/Dryer Hookup
Appliances	Dishwasher, Disposal, Dryer, Microwave, Washer, Tankless Water Heater
Heating	Central, Gas - Natural
Cooling	Central Air, Ceiling Fan(s)
# of Stories	2

Exterior

Exterior Features	Columns, Outdoor Shower, Sprinkler System
Lot Description	Covenants, Dead End, Interior Lot, Level, Restrictions, Within 1/2 Mile to Water
Windows	Window Treatments
Roof	Metal
Construction	Frame, Stucco

School Information

Elementary	Destin
Middle	Destin
High	Fort Walton Beach

Additional Information

Zoning	Resid Single Family
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Listing Details

Listing Office	The Premier Property Group
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