

\$3,300,000 - 49 Sandy Dunes Circle, Miramar Beach

MLS® #998192

\$3,300,000

7 Bedroom, 8.00 Bathroom, 3,961 sqft

Detached Single Family on 0.09 Acres

MIRAMAR BEACH, Miramar Beach, FL

Short term rental powerhouse featuring a brand new 2024 designer-grade luxury home with ocean views from every bedroom, fourth-floor oceanview deck, private seasonally heated pool, and massive 18 person sleeping capacity to maximize revenue.

Designer furnishings, professional photography and full inventory to convey for immediate revenue generation.

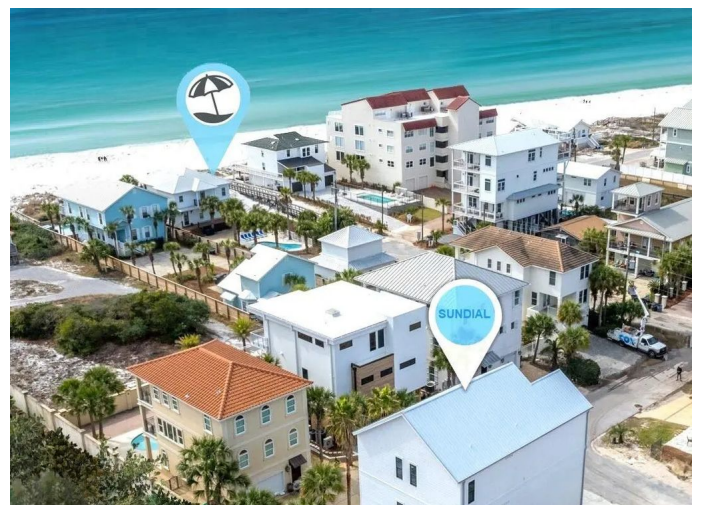
Less than a 90-second walk to private beach access with no road crossing ensures high occupancy. Includes complimentary kayaks and BBQ grill for added guest appeal.

Designed from the ground up to ensure easy, low cost maintenance and best possible yield.

Do an Internet search on Legacy Beach Homes of Destin, Florida to view real time calendars in order to determine availability for showings Seller is listing over \$100 million worth of properties from their portfolio (35 large STRs in the Destin/Miramar/30A area with an average appraisal value of slightly over \$3M each.).

The seller is only selling 10% of the portfolio. Seller will withdraw this and/or any other remaining listings once the first \$10 million (approximately) in sales have been achieved.

Seller (Equisource Holdings dba Legacy



Beach Homes) does not disclose property-level rental revenue data. Buyer to perform their own due diligence regarding income potential. However, the appraisal in the document section of this listing may include the appraiser's revenue projection.

Seller will make all reasonable efforts to facilitate the transfer of future reservations.

The Seller does not have to sell. Property has been priced based on recent appraisal and reflects the seller's minimum acceptable price.

Most recent appraisal and inspections in docs section

Built in 2024

Essential Information

MLS® #	998192
Price	\$3,300,000
Bedrooms	7
Bathrooms	8.00
Full Baths	8
Square Footage	3,961
Acres	0.09
Year Built	2024
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Contemporary
Status	Active

Community Information

Address	49 Sandy Dunes Circle
Area	15 - Miramar/Sandestin Resort
Subdivision	MIRAMAR BEACH
City	Miramar Beach
County	Walton
State	FL

Zip Code 32550

Amenities

Utilities Public Sewer, Public Water

Interior

Cooling Central Air

of Stories 4

School Information

Elementary Van R Butler

Middle Emerald Coast

High South Walton

Additional Information

Zoning Resid Single Family

Listing Details

Listing Office Century 21 Wimco Realty Inc

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