

\$1,280,000 - 61 Shelley's Way, Miramar Beach

MLS® #1007590

\$1,280,000

4 Bedroom, 4.00 Bathroom, 2,512 sqft

Detached Single Family on 0.13 Acres

FRANGISTA BEACH 3RD ADDN, Miramar Beach, FL

Located in the gated Villas of Frangista community within the highly desirable third addition of Frangista Beach, 61 Shelley's Way presents an exceptional opportunity to own a beautifully appointed coastal home in the heart of Miramar Beach. Featuring 4 bedrooms, 4 full bathrooms, a private pool, and access to a community pool, the property is ideally suited as a primary residence, second home, or income-producing short-term vacation rental.

The home is being sold fully furnished with only a few minor exclusions, offering buyers a convenient and nearly turnkey ownership opportunity.

Inside, the thoughtfully designed floor plan features an open-concept living, dining, and kitchen area filled with natural light and coastal-inspired finishes. Wood flooring, a soft neutral color palette, and an inviting layout create a bright and welcoming atmosphere for everyday living and entertaining. The kitchen is equipped with white quartz countertops, stainless steel appliances, a spacious island with seating, and a dedicated coffee and beverage bar complete with a wine chiller. Four well-appointed bedrooms, including a spacious primary suite, provide comfortable accommodations for family and guests, while multiple ensuite and adjacent bathrooms offer convenience and privacy. The outdoor living space is designed for enjoying Florida's



year-round lifestyle. A covered porch overlooks the fenced backyard and private pool, creating an ideal setting for relaxing or entertaining. An outdoor living area with a fire feature, television, and generous patio space extends the home's living area outdoors, while the attached garage provides additional storage for beach gear and everyday convenience.

The property also offers strong short-term vacation rental and investment potential. Current rental activity exceeds \$55,000 for the year, despite scheduled owner usage and blocked dates. Rental projections indicate the potential to generate up to approximately \$78,000 in annual gross rental revenue when made consistently available for guest use.

Owners enjoy the privacy and security of a gated neighborhood along with access to the community pool. While the property does not include deeded private beach access, the Miramar Beach Regional Public Beach Access adjacent to Pompano Joe's is just a quick golf-cart or bike ride away. One of the area's premier public beach accesses, it offers convenient parking, restrooms, showers, bike racks, ADA accessibility, and seasonal lifeguards.

Perfectly positioned in the heart of Miramar Beach, the home places you just minutes from the white-sand beaches of the Emerald Coast, Silver Sands Premium Outlets, Grand Boulevard, Sandestin Golf and Beach Resort, championship golf, dining, entertainment, and grocery shopping. Scenic Highway 30A and its iconic beach communities are only a short drive away, while Destin's world-class fishing, boating, restaurants, and shopping are equally convenient.

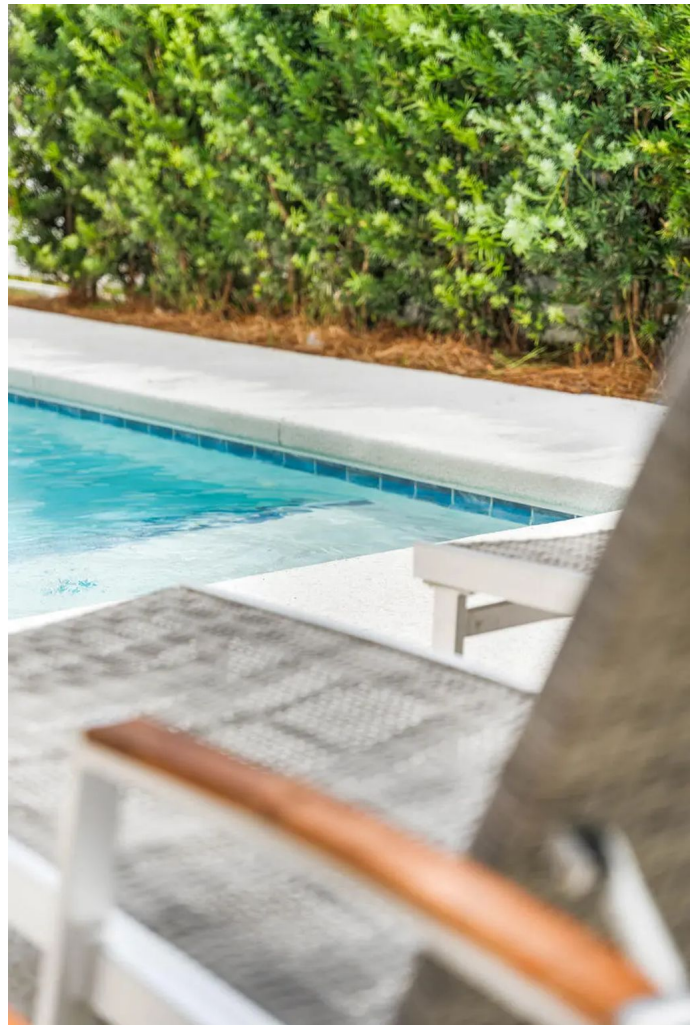
Whether you are searching for a full-time

residence, luxurious second home, or furnished income-producing investment property, 61 Shelley's Way delivers an outstanding combination of location, privacy, rental potential, outdoor living, and coastal lifestyle in one of Miramar Beach's most desirable gated communities.

Built in 2019

Essential Information

MLS® #	1007590
Price	\$1,280,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	2,512
Acres	0.13
Year Built	2019
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Active



Community Information

Address	61 Shelley's Way
Area	15 - Miramar/Sandestin Resort
Subdivision	FRANGISTA BEACH 3RD ADDN
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, Garage
# of Garages	1
Has Pool	Yes
Pool	Heated, In Ground

Interior

Interior Features	Breakfast Bar, Vaulted Ceiling(s), Kitchen Island, Recessed Lighting, Pantry, Shelving, Washer/Dryer Hookup
Appliances	Dishwasher, Disposal, Dryer, Microwave, Washer, Electric Water Heater
Heating	Gas - Natural
Cooling	Central Air, Ceiling Fan(s)
# of Stories	2

Exterior

Exterior Features	Columns, Private Yard, Lawn Pump, Pool - Gunite Concrct, Sprinkler System
Lot Description	Covenants, Restrictions, Within 1/2 Mile to Water
Windows	Plantation Shutters, Window Treatments
Roof	Metal
Construction	Block, Concrete, 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	Berkshire Hathaway HomeServices
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