

# \$1,975,000 - 64 Lakeland Drive, Miramar Beach

MLS® #998234

**\$1,975,000**

7 Bedroom, 8.00 Bathroom, 3,115 sqft

Detached Single Family on 0.11 Acres

Frangista Beach 3rd Addition, Miramar Beach, FL

Short term rental powerhouse featuring a brand new 2022 coastal-chic home in a gated neighborhood with private heated pool, and massive 20 person sleeping capacity to maximize revenue.

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

Only a 4-minute golf cart ride to Destin and Miramar Beach's sugar sand beaches ensures high occupancy. Includes a free six-seater golf cart and two paddleboards 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 2022

### **Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | 998234                 |
| Price          | \$1,975,000            |
| Bedrooms       | 7                      |
| Bathrooms      | 8.00                   |
| Full Baths     | 7                      |
| Half Baths     | 1                      |
| Square Footage | 3,115                  |
| Acres          | 0.11                   |
| Year Built     | 2022                   |
| Type           | Detached Single Family |
| Sub-Type       | Detached Single Family |
| Style          | Contemporary           |
| Status         | Active                 |

### **Community Information**

|             |                               |
|-------------|-------------------------------|
| Address     | 64 Lakeland Drive             |
| Area        | 15 - Miramar/Sandestin Resort |
| Subdivision | Frangista Beach 3rd Addition  |
| City        | Miramar Beach                 |

|          |        |
|----------|--------|
| County   | Walton |
| State    | FL     |
| Zip Code | 32550  |

### **Amenities**

|           |                                             |
|-----------|---------------------------------------------|
| Utilities | Community Water, Public Sewer, Public Water |
|-----------|---------------------------------------------|

### **Interior**

|              |             |
|--------------|-------------|
| Cooling      | Central Air |
| # of Stories | 3           |

### **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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