

\$6,495,000 - 3463 Scenic Hwy 98, Destin

MLS® #889145

\$6,495,000

8 Bedroom, 9.00 Bathroom, 6,465 sqft

Residential on 0.31 Acres

GRAND PALMS S/D, Destin, FL

Welcome to Splash! This vacation rental is an investor's dream come true, being one of the best (if not THE best) renting properties anywhere. As of today, the 2022 bookings are already over \$600K....which is the base rent only. It already has over \$70K booked for 2023! In addition to the rent, a substantial amount of additional income is generated by ancillary fees and services. Boasting the largest private, resort-style pool in Destin, it has another unique asset which almost no other home in the area can offer. As it is PERMANENTLY grandfathered by the Bert Harris act, it is not subject to the restrictive occupancy & parking ordinances recently imposed by the City of Destin (please see the attached document). Most other rental homes which have achieved this status, are only grandfathered for 5 years....with only 2-3 years remaining. This one is forever, guaranteeing continued higher revenue in the future. Sleeping 34 people, it's ideal for large reunions, weddings, parties, retreats and such.

Splash also offers a beautiful outdoor kitchen & fireplace, 3 full-size washers & dryers, numerous refrigerators & ice machines, a huge open living area with lots of room for dining, 7 balconies, a sunken bar in the pool (with 12 underwater chairs), huge garage, game room and a 4th story rooftop deck so you can enjoy sunset every day. The home is just steps to the beach, walking distance to restaurants and close to shopping, golf, dining and all activities our beautiful paradise has to offer!



Because the owners have decided to voluntarily make some improvements and upgrades (for example, adding a roof to the third floor balcony, decorative tile work in the outdoor kitchen and changing some stone work around the pool), they are NOT PERMITTING SHOWINGS UNTIL COMPLETION on February 8th. You may submit an offer contingent upon a personal inspection. Proof of funds must accompany any offers and a CRSP-16 is preferred.

Built in 2015

Essential Information

MLS® #	889145
Price	\$6,495,000
Bedrooms	8
Sold Price	\$6,495,000
Bathrooms	9.00
Date Sold	2022-05-25
Full Baths	8
Days until Sold	128
Half Baths	1
Square Footage	6,465
Acres	0.31
Year Built	2015
Type	Residential
Sub-Type	Detached Single Family
Style	Beach House
Status	Sold

Community Information

Address	3463 Scenic Hwy 98
Area	14 - Destin
Subdivision	GRAND PALMS S/D
City	Destin
County	Okaloosa

State	FL
Zip Code	32541

Amenities

Amenities	Beach, Community Room, Pool, Tennis
Utilities	Electric, Gas - Natural, Public Sewer, Public Water, TV Cable
Parking Spaces	2
Parking	Garage Attached, Oversized
# of Garages	2
Has Pool	Yes
Pool	Pool - Gunite Concrtr, Pool - In-Ground, Private

Interior

Interior Features	Built-In Bookcases, Ceiling Crwn Molding, Ceiling Raised, Elevator, Fireplace, Floor Tile, Furnished - All, Hallway Bunk Beds, Kitchen Island, Lighting Recessed, Lighting Track, Newly Painted, Pantry, Shelving, Washer/Dryer Hookup, Wet Bar
Appliances	Auto Garage Door Opn, Central Vacuum, Cooktop, Dishwasher, Disposal, Dryer, Fire Alarm/Sprinkler, Freezer, Ice Machine, Microwave, Refrigerator, Refrigerator W/IceMk, Smoke Detector, Stove/Oven Electric, Stove/Oven Gas, Washer, Wine Refrigerator
Cooling	AC - 2 or More, AC - Central Elect, Ceiling Fans
Fireplace	Yes
Fireplaces	Fireplace
# of Stories	3

Exterior

Exterior	Frame, Stucco
Exterior Features	Balcony, BBQ Pit/Grill, Columns, Deck Covered, Fenced Back Yard, Fenced Privacy, Hot Tub, Patio Open, Pool - Gunite Concrtr, Pool - In-Ground, Shower, Sprinkler System, Summer Kitchen
Lot Description	Within 1/2 Mile to Water
Construction	Frame

School Information

Elementary	Destin
Middle	Destin
High	Fort Walton Beach

Additional Information

Days on Website	847
Zoning	Resid Single Family
HOA Fees	2472.74
HOA Fees Freq.	Annually

Listing Details

Listing Office	Keller Williams Realty Destin
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