

\$1,100,000 - 12 Windancer Lane, Miramar Beach

MLS® #896679

\$1,100,000

3 Bedroom, 3.00 Bathroom, 1,396 sqft

Residential on 0.19 Acres

WINDANCER SHORES, Miramar Beach, FL

Pool Beach House On Oversized Lot In Exclusive Gulf-Front Neighborhood. Superbly located as a vacation rental property or second home, this two-story beach cottage has wraparound balconies and a private heated pool. Situated in an exclusive neighborhood of just eight homes, it boasts direct, gated beach access, beach chair service and a gulf-front community pool with bathroom facilities. Set on a generous lot with ample parking, there is possibly room to add a garage/carriage house. The partially fenced grassy yard is ideal for children and pets to play while adults enjoy poolside drinks around the grilling area. Indoors, the living area is bright and airy with tile flooring seamlessly connecting the living areas and kitchen. Features include a cozy gas-flame fireplace and French doors in the sitting area. The kitchen with its white appliances has a shelf breakfast bar to complement the formal dining area. Three spacious bedrooms comfortably sleep seven, including one on the first floor with direct access to the pool deck. A sofa sleeper will accommodate additional guests. The upstairs bedrooms have private en suite bathrooms and direct access to the balcony for that early morning cup of coffee. Offered for sale fully furnished and rental-ready, the home offers an opportunity for new owners to add their own individual mark. Updates include a new roof in 2020, a gunite pool and a privacy fence. After a day at the beach, there are a host of shops across Hwy. 98 at Silver Sands



Outlet Mall and many top restaurants and activities just a walk or golf cart ride away.

Built in 1998

Essential Information

MLS® #	896679
Price	\$1,100,000
Bedrooms	3
Sold Price	\$1,025,000
Bathrooms	3.00
Date Sold	2022-05-11
Full Baths	3
Days until Sold	16
Square Footage	1,396
Acres	0.19
Year Built	1998
Type	Residential
Sub-Type	Detached Single Family
Style	Florida Cottage
Status	Sold

Community Information

Address	12 Windancer Lane
Area	15 - Miramar/Sandestin Resort
Subdivision	WINDANCER SHORES
City	Miramar Beach
County	Walton
State	FL
Zip Code	32550

Amenities

Amenities	BBQ Pit/Grill, Beach, Deed Access, Dumpster, Pool, Waterfront
Utilities	Electric, Gas - Natural, Public Sewer, Public Water, TV Cable
Has Pool	Yes
Pool	Pool - Gunite Concrtr, Pool - Heated, Pool - In-Ground, Private

Interior

Interior Features	Breakfast Bar, Ceiling Crwn Molding, Fireplace Gas, Floor Hardwood,
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	Floor Tile, Furnished - All, Owner's Closet, Pantry, Window Treatment All
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Smoke Detector, Stove/Oven Electric, Washer
Heating	Heat Cntrl Electric
Cooling	AC - Central Elect, Ceiling Fans
Fireplace	Yes
Fireplaces	Fireplace Gas
# of Stories	2

Exterior

Exterior	Roof Dimensional Shg, Stucco
Exterior Features	Deck Covered, Fenced Lot-Part, Fenced Privacy, Lawn Pump, Pool - Gunite Concrct, Pool - Heated, Pool - In-Ground, Porch, Porch Open, Shower, Sprinkler System
Lot Description	Corner, Covenants, Easements, Level, Restrictions, Within 1/2 Mile to Water
Roof	Roof Dimensional Shg

School Information

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	745
Zoning	Resid Single Family
HOA Fees	420.00
HOA Fees Freq.	Monthly

Listing Details

Listing Office	Scenic Sotheby's International Realty
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