

# \$1,145,000 - 1375 W Ravens Run, Miramar Beach

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MLS® #908193

**\$1,145,000**

3 Bedroom, 3.00 Bathroom, 1,945 sqft

Residential on 0.09 Acres

LAUREL GROVE, Miramar Beach, FL

Situated on a spacious lot in a cul-de-sac, this luxurious cottage on the golf course within Laurel Grove is the epitome of a Florida coastal cottage. The front porch creates a pleasant entrance to the open living space, which has been completely renovated to a standard well above the norm. Wainscoting adorns the walls of the great room and there's wood-effect LVP flooring throughout.

Clerestory windows cast an abundance of natural light into the double-height sitting area, adding to the architectural charm. The spacious dining area is perfect for those who enjoy entertaining. There's a separate bar with wine cooler and refrigerator drawers for mixing cocktails or serving perfectly chilled drinks to guests. The renovated kitchen is completely bespoke. It has quality cabinets, built-in appliances arranged around a quartz-topped island and a breakfast bar to supplement the island seating. Extra features include a coffee bar, built-in ice maker, pantry and laundry closet. The first floor includes a guest suite with quartz countertops and walk-in shower in the en suite. The spacious master bedroom continues to overdeliver with a well-appointed ensuite including vanity and tiled walk-in shower. Recent renovations created a walk-in closet with built-ins. Doors open directly onto the porch and expansive paver patio area. Enjoy a landscaped outdoor living area with golf course views perfect for relaxing and entertaining. The second floor of this home is a spacious bedroom with two sets



of full size bunk beds beneath the apex ceiling. It has its own en suite with tub and shower. Sold partially furnished. Ideal as a second home, primary home, or investment rental property with a resort lifestyle, the cottage is located a short distance from the Laurel Grove community pool and fitness center strictly for use by Laurel Grove owners and guests. Sandestin amenities are among the best with a 2,400-acre resort stretching from beach to bay offering all the sports facilities you could dream of. Tennis courts, four golf courses, a marina, watersports, and a cluster of boutiques and restaurants in the Village of Baytowne Wharf, Market Shops, and Grand Boulevard are all part of the resort lifestyle.

Built in 2006

### **Essential Information**

MLS® #	908193
Price	\$1,145,000
Bedrooms	3
Sold Price	\$1,050,000
Bathrooms	3.00
Date Sold	2022-12-16
Full Baths	3
Days until Sold	91
Square Footage	1,945
Acres	0.09
Year Built	2006
Type	Residential
Sub-Type	Detached Single Family
Style	Florida Cottage
Status	Sold

### **Community Information**

Address	1375 W Ravens Run
Area	15 - Miramar/Sandestin Resort
Subdivision	LAUREL GROVE

City	Miramar Beach
County	Walton
State	FL
Zip Code	32550

### **Amenities**

Amenities	BBQ Pit/Grill, Beach, Community Room, Deed Access, Dumpster, Exercise Room, Fishing, Gated Community, Golf, Marina, Playground, Pool, Tennis, TV Cable, Waterfront
Utilities	Electric, Public Sewer, Public Water, TV Cable
Has Pool	Yes
Pool	Community

### **Interior**

Interior Features	Breakfast Bar, Built-In Bookcases, Ceiling Crwn Molding, Ceiling Vaulted, Furnished - Some, Lighting Recessed, Renovated, Walls Wainscoting, Washer/Dryer Hookup, Window Treatment All
Appliances	Dishwasher, Disposal, Freezer, Microwave, Refrigerator W/IceMk, Smoke Detector, Stove/Oven Electric
Heating	Heat Cntrl Electric
Cooling	AC - Central Elect
# of Stories	2

### **Exterior**

Exterior	Roof Composite Shngl, Siding CmntFbrHrdBrd, Slab
Exterior Features	Patio Covered, Porch, Sprinkler System
Lot Description	Covenants, Golf Course, Restrictions
Roof	Roof Composite Shngl
Foundation	Slab

### **School Information**

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

### **Additional Information**

Days on Website	610
Zoning	Resid Single Family
HOA Fees	535.05
HOA Fees Freq.	Monthly

### Listing Details

Listing Office

## Scenic Sotheby's International Realty