

# **\$899,000 - 1355 Ravens Run, Miramar Beach**

---

MLS® #920416

**\$899,000**

3 Bedroom, 3.00 Bathroom, 1,623 sqft

Residential on 0.08 Acres

LAUREL GROVE, Miramar Beach, FL

Professional photos coming soon! Beautiful, newly renovated Laurel Grove home with many recent upgrades. This adorable Florida cottage has new hardwood floors throughout the main kitchen/living/dining space, gorgeous new quartz countertops in the kitchen and bathrooms, and coastal chic furnishings throughout. The first floor features a master bedroom with its own updated ensuite bathroom and access to the veranda on the back of the house, as well as an additional guest bedroom. The second floor contains a spacious loft area currently being utilized as a third bedroom with its own private bathroom. Projected to produce between \$50K-\$60K gross rental revenue per year, this home could make for an excellent investment opportunity or be used as a primary residence or second home. Laurel Grove is one of the most sought-after neighborhoods in Sandestin and features its very own community club house, swimming pool, hot tub, fitness center, and activities lawn.

As an introduction to the Sandestin lifestyle, we invite our new owners to explore amenities that make Sandestin special. The listing brokerage and seller(s) are presenting the buyer(s) of this property with (2) 90-minute rounds of Tennis court time, a golf foursome at one of our three championship courses, and a round of golf for up to four (4) players at the unrivaled Burnt Pine Golf Club.

Sandestin Golf and Beach Resort features more than seven miles of beaches and pristine



bay front, four championship golf courses, 15 world-class tennis courts, a 226-slip marina, a fitness center, spa and celebrity chef dining. Shop, dine and play at the charming pedestrian village, The Village of Baytowne Wharf and more. Inside the gates of the resort, residents enjoy a balanced lifestyle of high-class living, spanning the 2,400 acres from the beach to the bay. Everything within the gates of the resort is accessible by golf cart or bicycle. The entire resort is interconnected by miles of pedestrian, bike and golf cart paths that weave through groves of live oaks, meandering past natural lagoons, fountains, man-made lakes, and meticulously landscaped fairways.

Built in 2004

### **Essential Information**

MLS® #	920416
Price	\$899,000
Bedrooms	3
Sold Price	\$870,000
Bathrooms	3.00
Date Sold	2023-05-31
Full Baths	3
Days until Sold	56
Square Footage	1,623
Acres	0.08
Year Built	2004
Type	Residential
Sub-Type	Detached Single Family
Style	Florida Cottage
Status	Sold

### **Community Information**

Address	1355 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, Dumpster, Exercise Room, Fishing, Gated Community, Golf, Marina, Pets Allowed, Pickle Ball, Playground, Pool, Separate Storage, Tennis, TV Cable, Waterfront
Utilities	Electric, Public Sewer, Public Water, TV Cable
Has Pool	Yes
Pool	Community

### **Interior**

Interior Features	Breakfast Bar, Ceiling Cathedral, Floor Hardwood, Floor Tile, Floor WW Carpet, Furnished - All, Owner's Closet, Washer/Dryer Hookup, Window Treatment All
Appliances	Dishwasher, Disposal, Dryer, Freezer, Microwave, Refrigerator, Smoke Detector, Smooth Stovetop Rnge, Stove/Oven Electric, Washer
Heating	Heat Cntrl Electric
Cooling	AC - Central Elect, Ceiling Fans
# of Stories	2

### **Exterior**

Exterior	Siding CmntFbrHrdBrd
Exterior Features	Columns, Porch
Lot Description	Covenants, Cul-De-Sac, Dead End, Restrictions

### **School Information**

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

### **Additional Information**

Days on Website	407
Zoning	Resid Single Family
HOA Fees	540.68
HOA Fees Freq.	Monthly

### **Listing Details**

Listing Office

Sandestin Real Estate