

\$4,499,000 - 612 Magnolia Dr, DESTIN

MLS® #923389

\$4,499,000

4 Bedroom, 5.00 Bathroom, 6,104 sqft
Residential on 0 Acres

HOLIDAY ISLE, DESTIN, FL

PRICE REDUCTION ! Nothing spared in this completely renovated concrete and steel constructed gorgeous 6,000 + sq foot home on Holiday Isle. Completely furnished by Risa with designer pieces and luxury lighting, this stunning home will dazzle you with natural lighting from tall windows and high ceilings. With 80 feet of dock on a deep water canal that leads to the bay and the Gulf of Mexico, plus a boat slip that will host a midsize boat, this modern paradise beckons the avid boater.

Framed by the new dock on 2 sides, the pool suggests a refreshing plunge after a wonderful day of deep sea fishing. All 3 stories have a master bedroom with the ground floor offering a 'captain's quarters' that includes a master bedroom, kitchen area and living space with a pool table. In addition to its spectacular visual appeal, this home provides the most convenient living circumstances which include oversized closets in the bedrooms, a workroom between the 2 garage spaces, a central vacuum system, instant circulating tankless water heaters, a storage room on the roof top deck for your outdoor furniture during inclement weather, and two laundry rooms, one on the first floor and one on the 3rd floor. Enjoy wonderful weather out on your roof top deck that expands across the whole house and is accessible by the spiral staircase or the elevator. With expansive 360 degree views that include the beautiful emerald green waters of the Gulf of Mexico, friends and family will seek out this incredible refuge to relax and



mingle. Water and gas hookups on this roof deck offer the potential for a really fabulous outdoor kitchen to enhance your entertaining. Holiday Isle association provides private deeded beach access to all homeowners and guests. The photos of the 74 foot Viking parked out back references the docking capabilities of this home.

Following is a list of new or replace items:

- showers,
 - tubs
 - cabinetry,
 - entry doors,
 - outdoor pavers,
 - pool pump and filter,
 - stucco done by Christian Perry,
 - quartz countertops,
 - sinks, Delta faucets and hardware,
 - tile floors that look like hardwood,
 - Viking appliances,
 - A/C condensers,
 - elevator,
 - landscaping,
 - sprinklers,
 - exterior lighting,
 - instant circulating tankless water heaters,
 - liquid applied urethane roof deck,
 - wired for wireless access points on all 4 floors,
- new dock with synthetic decking.

Built in 2004

Essential Information

MLS® #	923389
Price	\$4,499,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	6,104

Acres	0.24
Year Built	2004
Type	Residential
Sub-Type	Detached Single Family
Style	Contemporary
Status	Active

Community Information

Address	612 Magnolia Dr
Area	Destin
Subdivision	HOLIDAY ISLE
City	DESTIN
County	OKALOOSA
State	FL
Zip Code	32541

Amenities

Amenities	Beach
Utilities	Electric Available, Gas - Natural, Public Sewer Available, Public Water Available
Parking Spaces	2
Parking	Boat, Garage: Attached
# of Garages	2
Is Waterfront	Yes
Waterfront	Canal
Has Pool	Yes
Pool	Pool - In-Ground, Community, Private

Interior

Interior Features	Ceiling Raised, Floor Tile, Furnished - All, Kitchen Island, Lighting Recessed, Newly Painted, Pantry, Renovated, Washer/Dryer Hookup, Elevator
Appliances	Auto Garage Door Opn, Central Vacuum, Dishwasher, Disposal, Microwave, Oven Double, Refrigerator W/Ice Maker, Stove/Oven Gas
Cooling	A/C: Central Electric, A/C: Two Or More
# of Stories	3

Exterior

Exterior	Concrete, Roof Flat, Siding Stucco, Steel
Exterior Features	Balcony, Boat Slip, Deck Open, Dock, Patio Open, Pool - In-Ground,

	Renovated, Sprinkler System
Lot Description	Covenants, Level, Restrictions
Roof	Roof Flat
Construction	Steel

School Information

Elementary	DESTIN
Middle	DESTIN
High	Destin

Additional Information

Days on Website	361
Zoning	Residential Single Family
HOA Fees	473.00
HOA Fees Freq.	Annually

Listing Details

Listing Office	Mainsail Realty Company
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