

# \$4,350,000 - 212 Driftwood Rd, MIRAMAR BEACH

MLS® #934365

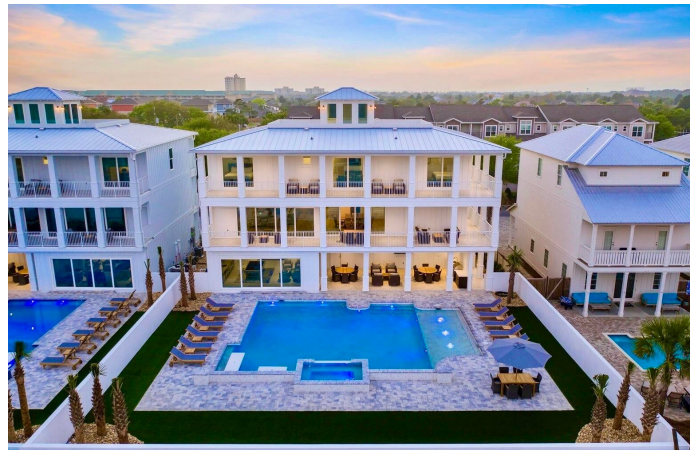
## \$4,350,000

9 Bedroom, 10.00 Bathroom, 6,550 sqft  
Residential on 0 Acres

### DRIFTWOOD, MIRAMAR BEACH, FL

"Hypnautic", a pristine 2020 built luxury home with exceptional finishes and resort style amenities. This beachside retreat boasts over 6650 square feet across four levels and rental projections exceeding \$430,000 annually. Prominently positioned just a few tiers from the Gulf of Mexico, you are just a short walk to sugar sand beaches and emerald waters. Featuring multiple indoor and outdoor living spaces, a fourth floor rooftop deck with panoramic views of the Gulf, and a resort style backyard with a heated pool, hot tub, in-pool concrete picnic table, Royal Teak outdoor furniture, a full outdoor kitchen, and lifelike synthetic turf for year-round beauty and no maintenance! Thoughtfully designed to optimize sleeping capacity with space for up to 30 guests and parking for 14 vehicles. The large sliding glass doors throughout the home seamlessly blend indoor-outdoor living. A few other remarkable features are a home elevator servicing all four levels, custom in-home multi level movie theater, Sonos surround sound system throughout the home, multiple arcades, pool table, and no HOA!

Professionally appointed and decorated with over \$290,000 on the books so far for 2023 and projections exceeding \$430,000 annually. Management of the home was changed early this year so projected income is for 2024. This is a fully furnished luxury home rental ready for up to 30 guests. Nestled in the heart of Miramar Beach, 212 Driftwood Rd. is



conveniently located near Sandestin, Santa Rosa Beach, Destin, and 30A. Don't miss out on this turn-key investment opportunity!

Built in 2020

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | 934365                 |
| Price          | \$4,350,000            |
| Bedrooms       | 9                      |
| Bathrooms      | 10.00                  |
| Full Baths     | 9                      |
| Half Baths     | 1                      |
| Square Footage | 6,550                  |
| Acres          | 0.31                   |
| Year Built     | 2020                   |
| Type           | Residential            |
| Sub-Type       | Detached Single Family |
| Style          | Beach House            |
| Status         | Active                 |

**Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 212 Driftwood Rd         |
| Area        | Miramar/Sandestin Resort |
| Subdivision | DRIFTWOOD                |
| City        | MIRAMAR BEACH            |
| County      | WALTON                   |
| State       | FL                       |
| Zip Code    | 32550                    |

**Amenities**

|           |   |
|-----------|---|
| Utilities | Electric Available, Gas - Natural, Public Sewer Available, Public Water Available, TV Cable Available |
| Has Pool  | Yes   |
| Pool      | Pool - Heated, Community, Private   |

**Interior**

|                   |  |
|-------------------|--|
| Interior Features | Floor Hardwood, Floor Tile, Furnished - All, Kitchen Island, Lighting Recessed, Owner's Closet, Wet Bar, Window Treatment All, Woodwork Painted, |
|-------------------|--|

|              |  |
|--------------|--|
|              | Woodwork Stained, Elevator   |
| Appliances   | Dishwasher, Disposal, Dryer, Freezer, Ice Machine, Microwave, Oven:Self Cleaning, Refrigerator, Refrigerator W/Ice Maker, Smoke Detector, Washer, Stove/Oven Dual Fuel |
| Heating      | Heat: Central Electric, Heat High Efficiency   |
| Cooling      | A/C: Central Electric, A/C: High Efficiency, A/C: Two Or More, Attic Fan, Ceiling Fans, Water Heater - Two +   |
| # of Stories | 4  |

## Exterior

|                   |   |
|-------------------|---|
| Exterior          | Roof Metal, Siding CmntFbrHrdBrd  |
| Exterior Features | BBQ Pit/Grill, Balcony, Deck Covered, Fenced Back Yard, Fenced Privacy, Hot Tub, Pool - Heated, Porch Covered, Shower, Summer Kitchen |
| Lot Description   | Within 1/2 Mile Of Water  |
| Windows           | Storm Windows   |
| Roof              | Roof Metal  |

## School Information

|            |               |
|------------|---------------|
| Elementary | VAN R. BUTLER |
| Middle     | EMERALD COAST |
| High       | SOUTH WALTON  |

## Additional Information

|                 |                           |
|-----------------|---------------------------|
| Days on Website | 214                       |
| Zoning          | Residential Single Family |
| HOA Fees        | 0.00                      |

## Listing Details

|                |                     |
|----------------|---------------------|
| Listing Office | Gulf Realty 30A LLC |
|----------------|---------------------|

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