

# **\$1,150,000 - 2122 Olde Towne Ave, MIRAMAR BEACH**

MLS® #940318

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**\$1,150,000**

3 Bedroom, 3.00 Bathroom, 2,500 sqft  
Residential on 0 Acres

CRYSTAL LAKE PHASE I, MIRAMAR BEACH, FL

2122 Olde Town Ave offers the perfect balance of luxury, comfort, and charm. Located in the quaint community of Crystal Lake within Sandestin Golf and Beach Resort, this charming cottage is set behind a white picket fence with a brick-paved path to the door. The spacious open living area has travertine flooring with rosewood inlays and a cozy ambiance for entertaining and relaxing. The layout of the home is ideal for anyone looking to have a peaceful sanctuary with plenty of space for guests. The chef's dream kitchen featuring a center island and breakfast bar is perfect for those who enjoy cooking and entertaining. With stainless appliances, a gas cooktop, double ovens, granite counters, and ample storage space, this kitchen is perfect for large families or hosting dinner parties. The primary bedroom, located on one side of the house, provides privacy and separation from the two guest bedrooms. The ensuite bathroom has two walk-in closets as well as a walk-in shower with body sprays and a soaking tub filled by a waterfall, perfect for unwinding after a long day. Step outside to a spacious backyard with plenty of opportunities for outdoor activities. With room for a pool, you can envision relaxing poolside and enjoying endless summer days. The exterior of the home was painted in 2023.

Crystal Lake residents are permanent or second homeowners - no short-term rentals are allowed. The Crystal Lake community pool offers the perfect place to unwind and cool off



on hot summer days. Look forward to a resort lifestyle as part of the Sandestin Golf and Beach Resort. It boasts four championship golf courses, tennis courts, a marina and beach access. Enjoy shopping and dining on Grand Boulevard or at the quaint Village at Baytowne Wharf. Conveniently located between the airports in Panama City and Fort Walton Beach, this impressive home is also close to Sacred Heart Hospital. NO SHORT-TERM RENTALS ALLOWED (6 months or longer only). 2024 Association Fees include \$283.00/month Crystal Lake PH 1 Association and \$447.25/quarter Sandestin Owners Association for a combined monthly total of \$432.08. Buyer to verify all dimensions and assessment fees.

Built in 2003

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | 940318                 |
| Price          | \$1,150,000            |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,500                  |
| Acres          | 0.25                   |
| Year Built     | 2003                   |
| Type           | Residential            |
| Sub-Type       | Detached Single Family |
| Style          | Florida Cottage        |
| Status         | Active                 |

**Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 2122 Olde Towne Ave      |
| Area        | Miramar/Sandestin Resort |
| Subdivision | CRYSTAL LAKE PHASE I     |
| City        | MIRAMAR BEACH            |

|          |        |
|----------|--------|
| County   | WALTON |
| State    | FL     |
| Zip Code | 32550  |

## Amenities

|                |  |
|----------------|--|
| Amenities      | Beach, Deed Access, Dock, Dumpster, Exercise Room, Fishing, Gated Community, Golf, Marina, Minimum Rental Prd, No Short Term Rental, Picnic Area, Playground, Pool, TV Cable Available, Tennis, Waterfront, Pets Allowed |
| Utilities      | Electric Available, Phone Available, Public Sewer Available, Public Water Available, TV Cable Available  |
| Parking Spaces | 1  |
| Parking        | Garage: Attached   |
| # of Garages   | 1  |
| Has Pool       | Yes  |
| Pool           | Community, Private   |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Washer/Dryer Hookup, Breakfast Bar, Built-In Bookcases, Floor Hardwood, Floor Marble, Furnished - None, Kitchen Island, Lighting Recessed, Plantation Shutters, Upgraded Media Wing |
| Appliances        | Auto Garage Door Opn, Dishwasher, Disposal, Microwave, Refrigerator W/Ice Maker, Smoke Detector, Cooktop, Dryer, Oven Continue Clean, Range Hood, Washer                            |
| Heating           | Heat: Central Electric  |
| Cooling           | A/C: Central Electric, A/C: High Efficiency   |
| # of Stories      | 1   |

## Exterior

|                   |   |
|-------------------|---|
| Exterior          | Frame, Roof Metal, Siding CmntFbrHrdBrd   |
| Exterior Features | Fenced Back Yard, Lawn Pump, Deck Open, Fenced Lot-All, Porch Covered, Sprinkler System |
| Lot Description   | Covenants   |
| Windows           | Double Paned Windows  |
| Roof              | Roof Metal  |
| Construction      | Frame   |

## School Information

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

**Additional Information**

|                 |                           |
|-----------------|---------------------------|
| Days on Website | 114                       |
| Zoning          | Residential Single Family |
| HOA Fees        | 432.08                    |
| HOA Fees Freq.  | Monthly                   |

**Listing Details**

|                |                                       |
|----------------|---------------------------------------|
| Listing Office | Scenic Sotheby's International Realty |
|----------------|---------------------------------------|

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