

\$775,000 - 895 Indigo Lp, MIRAMAR BEACH

MLS® #940530

\$775,000

4 Bedroom, 3.00 Bathroom, 2,240 sqft
Residential on 0 Acres

EMERALD BAY PH 1A, MIRAMAR BEACH, FL

\$10,000 FLEX MONEY OFFERED BY SELLER WITH FULL PRICE OFFER! GOLF & BEACH LOVER'S PARADISE!!!! A MUST SEE!! Pristine Mediterranean Style Home (4 bedroom/3 bath, 2,240 sqft) situated on a beautifully landscaped lot in Emerald Bay, a marvolous gated golf course community on the Choctawhatchee Bay in Destin, Florida. Easy Access to the incredible Golf course w/Amazing fairways & greens! The airy inviting atmosphere of this spectacular home makes for a perfect blend of elegance and relaxation, ideal for entertaining and unwinding in style. From the time you walk into this magnificent, well-designed home you are greeted with lovely archways, high cove ceilings and numerous windows inviting lots of natural light and extraordinary Travertine flooring throughout the main living areas. The Grande living, kitchen and dining areas open out onto a large, partially covered patio providing awesome views of the gently rolling #3 fairway. Sitting on the patio, you will see that this home is strategically located between (2) fairways in such a manner that deters the likelihood of stray golf balls hitting the home.

The well-appointed kitchen is complete with stainless steel appliances (refrigerator, gas range top, microwave, double oven, water-filter, and wine cooler), granite countertops, lovely tile backsplash and an abundance of custom cabinetry with crown molding, wide baseboards, and lovely finishes



as well as a sizeable pantry.

Just off the living room, you will find a fabulous primary bedroom. It boasts a spacious, tranquil retreat with tray ceiling and a luxurious ensuite oasis featuring gorgeous granite countertops with dual vanities. There is a make-up sitting area in between the vanities. Take a nice relaxing soak in your oval-shaped garden tub with tile surround. Or use the separate walk-in tile shower with bench. The ensuite has a sizeable walk-in closet and there is a separate walk-in closet of similar size within the primary bedroom, as well. Both are complete with custom wood shelving.

The guest bedroom is located off the foyer next to the kitchen. The two remaining bedrooms are on the opposite side of the house down the hallway. One bedroom has a lovely ensuite full bath with tile tub/shower combination, a vanity and custom cabinet with granite counter. The remaining bedroom is down the hall. There is another guest bathroom in the foyer/hallway area with tile tub/shower combination and pedestal sink.

Other mentions: Bedrooms are all carpeted. There is a huge laundry room just off the kitchen/foyer area. Step out into the oversized garage complete with overhead shelving that will convey. Roof, HVAC and Hot water heater are all 2014. Exterior is stucco with cement tile roof. Lawn is very well maintained with irrigation and lovely landscaping provides for great curb appeal! On the back covered patio there is a hookup for gas-grill. The home was built by Tidwell Construction, a well-known builder of great reputation based in Niceville FL.

This amazing home nestled in the heart of Emerald Bay Community next to the amenities makes this a very desirable home. Emerald

Bay residents access a host of amenities which include Golf Course, Tennis, Community Pool, Clubhouse w/Restaurant and Pro Shop, and Night Security!

Emerald Bay is a championship golf course community on the Choctawhatchee Bay in Destin, Florida with a community swimming pool, guest house and two Rubico tennis courts. The Emerald Bay Clubhouse includes a full-service pro shop and "The Grille" offers a full bar and indoor/outdoor dining. The restaurant's outdoor covered porch and fireplace overlooking the 18th green is a perfect place to meet friends and enjoy a Bay Side lifestyle.

Located within close proximity to the Mid Bay Bridge are lots of shopping opportunities at the Destin Commons and movies. Other places such as Whole Foods, Silver Sand Outlet Mall, Lowes, Publix for all your shopping needs are all conveniently located to this amazing community,

Emerald Bay is a most desirable Bay Side neighborhood that is a short distance from the beach. Water enthusiasts are close to the Gulf of Mexico and Choctawhatchee Bay! Take in Destin's Famous Crab-Island. You will experience Florida Living at its best in one of Destin's most sought-after areas, all with low HOA fees \$216.08 per quarter compared to other neighborhoods along the emerald coast! For an wonderful life come live, work and play in Emerald Bay!

Washer and Dryer do not convey.

Buyer to Verify all Dimensions and Information! There are some amenity photos featured in MLS photography.

Built in 2014

Essential Information

MLS® #	940530
Price	\$775,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,240
Acres	0.17
Year Built	2014
Type	Residential
Sub-Type	Detached Single Family
Style	Mediterranean
Status	Active

Community Information

Address	895 Indigo Lp
Area	Miramar/Sandestin Resort
Subdivision	EMERALD BAY PH 1A
City	MIRAMAR BEACH
County	WALTON
State	FL
Zip Code	32550

Amenities

Amenities	Gated Community, Pool, No Short Term Rental, Tennis, Waterfront, Community Room, Golf
Utilities	Electric Available, Gas - Natural, Public Sewer Available, Public Water Available, TV Cable Available, Underground, Gas - Propane, Tap Fee Paid
Parking Spaces	2
Parking	Garage, Garage: Attached
# of Garages	2
Has Pool	Yes
Pool	Community, Private

Interior

Interior Features	Floor Tile, Floor WW Carpet, Kitchen Island, Pantry, Split Bedroom, Breakfast Bar, Ceiling Cathedral, Ceiling Tray/Cofferd, Furnished - None, Lighting Recessed, Window Treatment All, Woodwork Painted
Appliances	Auto Garage Door Opn, Dishwasher, Disposal, Microwave, Oven Double,

	Refrigerator W/Ice Maker, Smoke Detector, Stove/Oven Gas, Wine Refrigerator
Heating	Heat: Central Gas
Cooling	A/C: Central Electric, Ceiling Fans
# of Stories	1

Exterior

Exterior	Foundation Slab On Grade, Trim Vinyl, Foundation Off Grade, Frame, Roof Concrete, Roof Pitched, Siding Stucco
Exterior Features	Lawn Pump, Patio Covered, Patio Open, Sprinkler System, Rain Gutter
Lot Description	Cleared, Covenants, Interior, Level, Restrictions, Golf Course
Windows	Double Paned Windows
Roof	Roof Concrete, Roof Pitched
Construction	Frame
Foundation	Foundation Slab On Grade, Foundation Off Grade

School Information

Elementary	VAN R. BUTLER
Middle	EMERALD COAST
High	SOUTH WALTON

Additional Information

Days on Website	112
Zoning	County, Residential Single Family
HOA Fees	216.02
HOA Fees Freq.	Quarterly

Listing Details

Listing Office	Coldwell Banker Realty
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