

# \$551,000 - 489 Riley Ct, MIRAMAR BEACH

MLS® #940642

## \$551,000

2 Bedroom, 3.00 Bathroom, 1,796 sqft  
Residential on 0 Acres

Riley's Bayview, MIRAMAR BEACH, FL

This Robert Cadenhead custom-built 2018 home boasts views of the Choctawhatchee Bay & tranquil creek in the large backyard. On the 1st floor is the kitchen with granite countertops, breakfast bar, stainless steel appliances & large walk-in pantry. It flows into the dining/living room area, which is perfect for entertaining guests! Walk up a few stairs to the mezzanine/cozy family room & laundry area. On the 2nd floor is the master bedroom, which includes an impressive walk-in closet which is ideal for a newborn sleeping area or quiet sitting room. Master En-suite bathroom has a double vanity, granite countertops & an ample tiled shower. Guest bedroom includes an En-suite bathroom & large walk-in closet. Lots of natural light & tile floors throughout. One car garage with backyard access, driveway with extra space, perfect for your boat or RV. Home has a gas line from street, but a working meter needs to be installed for use. Just a short walk away on the bay is Legion Park, with a public boat & canoe ramp access, basketball, volleyball, tennis, playground, fishing & picnic area. This home is located between Destin & 30a, minutes to shopping & restaurants, Sacred Heart Hospital & the infamous sugar white sand beach & Gulf of Mexico. With no HOA dues, this home is perfect for either full-time residency or second home/investment property. Cadenhead Development, Inc. has a BuildZoom score of 105 ranks in the top 8% of 191,428 Florida licensed contractors.

<https://www.buildzoom.com/contractor/cadenh>



Built in 2018

**Essential Information**

MLS® #	940642
Price	\$551,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,796
Acres	0.18
Year Built	2018
Type	Residential
Sub-Type	Detached Single Family
Style	Split Level
Status	Active

**Community Information**

Address	489 Riley Ct
Area	Miramar/Sandestin Resort
Subdivision	Riley's Bayview
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
Parking Spaces	1
Parking	Garage: Attached, Boat, Guest, Oversized, RV, Garage
# of Garages	1
Is Waterfront	Yes
Waterfront	Creek
Pool	Community, Private

**Interior**

Interior Features	Breakfast Bar, Ceiling Crwn Molding, Fireplace, Floor Tile, Lighting Recessed, Pantry, Shelving, Washer/Dryer Hookup, Window Treatment All, Woodwork Painted
Appliances	Auto Garage Door Opn, Dishwasher, Disposal, Dryer, Microwave, Oven:Self Cleaning, Refrigerator W/Ice Maker, Smoke Detector, Smooth Stovetop Rnge, Stove/Oven Electric, Washer
Heating	Heat: Central Electric, Heat High Efficiency
Cooling	A/C: Central Electric, A/C: High Efficiency, Ceiling Fans
Fireplace	Yes
Fireplaces	Fireplace
# of Stories	2

**Exterior**

Exterior	Foundation On Pilings, Frame, Roof Metal, Roof Pitched, Siding CmntFbrHrdBrd
Exterior Features	Lawn Pump, Sprinkler System
Lot Description	Within 1/2 Mile Of Water, Cleared, Interior, Irregular, Level
Windows	Double Paned Windows
Roof	Foundation On Pilings, Roof Metal, Roof Pitched
Construction	Frame
Foundation	Foundation On Pilings

**School Information**

Elementary	VAN R. BUTLER
Middle	EMERALD COAST
High	SOUTH WALTON

**Additional Information**

Days on Website	110
Zoning	Residential Single Family
HOA Fees	0.00

**Listing Details**

Listing Office	EXP Realty LLC
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