

# \$995,000 - 95 St Simon Cir, MIRAMAR BEACH

MLS® #943656

## \$995,000

4 Bedroom, 4.00 Bathroom, 2,216 sqft

Residential on 0 Acres

EMERALD WATERS VILLAGE, MIRAMAR BEACH, FL

ENJOY BEACH LIVING in this spacious 4 bed/3.5 bath home with one car garage. Or, if an investment is what you're looking for - THIS HOME GROSSED \$87K 2022 and projected to do \$94K! Great curb appeal with a nice back yard that is fenced in with a patio making it great for grilling and enjoying the beautiful Florida weather. Inside, enjoy 2 New HVAC units and all new appliances, including Washer/Dryer. The first floor is great for entertainment with kitchen, dining and living room flowing together making it very easy to host family gatherings. There is also a nice-sized bedroom, 1.5 bath and laundry room on the same level. On the second floor is the primary suite with a sitting area and its own private balcony. Perfect to chill after a long day on the beach. Two additional bedrooms with Jack and Jill bath are on the same floor. Emerald Waters Village is a gated community with neighborhood beach access, & close proximity to restaurants, entertainment, and shopping. This one is priced right! Don't wait too long.

Built in 2004

## Essential Information

MLS® #	943656
Price	\$995,000
Bedrooms	4
Bathrooms	4.00



Full Baths	3
Half Baths	1
Square Footage	2,216
Acres	0.07
Year Built	2004
Type	Residential
Sub-Type	Detached Single Family
Style	Beach House
Status	Active

### Community Information

Address	95 St Simon Cir
Area	Miramar/Sandestin Resort
Subdivision	EMERALD WATERS VILLAGE
City	MIRAMAR BEACH
County	WALTON
State	FL
Zip Code	32550

### Amenities

Amenities	Pets Allowed, Pool, Short Term Rental - Allowed, Beach, Deed Access, Gated Community
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	Ceiling Vaulted, Floor Hardwood, Floor Tile, Furnished - All, Owner's Closet, Washer/Dryer Hookup, Window Treatment All, Breakfast Bar
Appliances	Auto Garage Door Opn, Dishwasher, Disposal, Dryer, Microwave, Range Hood, Refrigerator, Smoke Detector, Stove/Oven Electric, Washer
Heating	Heat: Central Electric
Cooling	A/C: Central Electric, Ceiling Fans
# of Stories	2

### Exterior

Exterior	Foundation Slab On Grade, Concrete
Exterior Features	Balcony, Fenced Back Yard, Porch Covered, Sprinkler System, Fenced Privacy, Lawn Pump
Lot Description	Corner, Within 1/2 Mile Of Water
Foundation	Foundation Slab On Grade

**School Information**

Elementary	VAN R. BUTLER
Middle	EMERALD COAST
High	SOUTH WALTON

**Additional Information**

Days on Website	77
Zoning	Residential Single Family
HOA Fees	530.00
HOA Fees Freq.	Quarterly

**Listing Details**

Listing Office	RE/MAX By the Sea
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