

\$789,000 - 320 L'atrium Cir, MIRAMAR BEACH

MLS® #945046

\$789,000

3 Bedroom, 2.00 Bathroom, 1,603 sqft
Residential on 0 Acres

L'ATRIUM, MIRAMAR BEACH, FL

Please allow 24 hour showing notice.
Beautifully remodeled single-family home in Sandestin with 2-car garage and fenced back yard! Kitchen is updated with granite counter tops, new cabinets and stainless-steel appliances. Open floor plan with fireplace in living room and sliding glass doors that lead out to the courtyard and backyard. Feel safe with Ring camera and doorbell as well as outdoor flood light. Unique to 320 L'Atrium Tina Turner, a Florida box turtle, has her own habitat on the patio and may remain with an interested buyer. L'Atrium neighborhood has a 30-day minimum rental restriction. L'Atrium is a circle of homes in an extremely low traffic neighborhood located a short distance from the SOA pool. As an introduction to the Sandestin lifestyle, we invite our new owners to explore amenities that make Sandestin special. The listing brokerage and seller(s) are presenting the buyer(s) of this property with (2) 90-minute rounds of Tennis court time, a golf foursome at one of our three championship courses, and a round of golf for up to four (4) players at the unrivaled Burnt Pine Golf Club.

Sandestin Golf and Beach Resort features more than seven miles of beaches and pristine bay front, four championship golf courses, 15 world-class tennis courts, a 226-slip marina, a fitness center, spa and celebrity chef dining. Shop, dine and play at the charming pedestrian village, The Village of Baytowne Wharf and more. Inside the gates of the resort,



residents enjoy a balanced lifestyle of high-class living, spanning the 2,400 acres from the beach to the bay. Everything within the gates of the resort is accessible by golf cart or bicycle. The entire resort is interconnected by miles of pedestrian, bike and golf cart paths that weave through groves of live oaks, meandering past natural lagoons, fountains, man-made lakes, and meticulously landscaped fairways.

Built in 1982

Essential Information

MLS® #	945046
Price	\$789,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,603
Acres	0.12
Year Built	1982
Type	Residential
Sub-Type	Detached Single Family
Style	Patio Home
Status	Active

Community Information

Address	320 L'atrium Cir
Area	Miramar/Sandestin Resort
Subdivision	L'ATRIUM
City	MIRAMAR BEACH
County	WALTON
State	FL
Zip Code	32550

Amenities

Amenities	Beach, Dumpster, Fishing, Gated Community, Golf, Marina, Pets Allowed, Pickle Ball, Playground, Pool, No Short Term Rental, Tennis, TV Cable
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	Available, Waterfront
Utilities	Electric Available, Public Sewer Available, Public Water Available, TV Cable Available
Parking Spaces	2
Parking	Garage: Attached
# of Garages	2
Has Pool	Yes
Pool	Community, Private

Interior

Interior Features	Furnished - All, Washer/Dryer Hookup, Window Treatment All, Atrium, Ceiling Cathedral, Fireplace Gas, Floor Tile, Floor WW Carpet, Walls Wainscoting
Appliances	Dishwasher, Microwave, Stove/Oven Electric, Washer, Refrigerator W/Ice Maker, Smoke Detector, Smooth Stovetop Rnge
Heating	Heat: Central Electric
Cooling	A/C: Central Electric, Ceiling Fans
Fireplace	Yes
Fireplaces	Fireplace Gas
# of Stories	1

Exterior

Exterior	Roof Composite Shingle, Siding Wood, Foundation Slab On Grade
Exterior Features	Fenced Back Yard, Fenced Privacy, Patio Open
Lot Description	Covenants, Interior, Restrictions
Roof	Roof Composite Shingle
Foundation	Foundation Slab On Grade

School Information

Elementary	VAN R. BUTLER
Middle	EMERALD COAST
High	SOUTH WALTON

Additional Information

Days on Website	48
Zoning	Residential Single Family
HOA Fees	384.08
HOA Fees Freq.	Monthly

Listing Details

Listing Office	Sandestin Real Estate
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