

# \$1,700,000 - 40 W Palm Beach Ct, MIRAMAR BEACH

MLS® #946714

## \$1,700,000

6 Bedroom, 7.00 Bathroom, 3,215 sqft

Residential on 0 Acres

FRANGISTA BEACH 2ND ADDN, MIRAMAR BEACH, FL

Bottom Line up front!!! PRICED TO SELL  
BELOW MARKET VALUE PRICE REDUCED  
300K!! Revenue Forecast for 2024 - \$231K  
Rentals are booked!! 74K already on the  
books for 2024!!! Proven Track record of a  
solid investment! 2023 161K so far, 209K in  
2022, 199K in 2021, 169K in 2020. Turn-key  
vacation home or vacation rental with private  
deeded beach access. This property can  
accommodate guests with ease and spacious  
living areas. Comfort and luxury throughout 6  
separate bedrooms, 7 bathrooms, a private  
pool with an open deck with grilling area as  
well as a hot tub for hours of outdoor  
enjoyment. Televisions in every bedroom and  
open living area as well as a game console for  
entertainment indoors. A jetted whirlpool tub in  
the Primary bedroom, gorgeous kitchen with  
granite countertops, a gas stove, stainless  
appliances and plenty of cabinet space to  
create any of your culinary desires! The lower  
level living area has its own kitchenette. This  
property has literally everything in addition to  
being centrally located to dining, shopping and  
within a short walking distance to the  
community pool and your very own private  
access to world famous emerald coast  
beaches-truly a Florida paradise!

Built in 2006

## Essential Information

MLS® #

946714



Price	\$1,700,000
Bedrooms	6
Bathrooms	7.00
Full Baths	5
Half Baths	2
Square Footage	3,215
Acres	0.11
Year Built	2006
Type	Residential
Sub-Type	Detached Single Family
Style	Contemporary
Status	Active

### Community Information

Address	40 W Palm Beach Ct
Area	Miramar/Sandestin Resort
Subdivision	FRANGISTA BEACH 2ND ADDN
City	MIRAMAR BEACH
County	WALTON
State	FL
Zip Code	32550

### Amenities

Amenities	Beach, Pets Allowed, Pool, Short Term Rental - Allowed
Utilities	Electric Available, Gas - Natural, Public Sewer Available, Public Water Available, Tap Fee Paid, TV Cable Available
Has Pool	Yes
Pool	Pool - Heated, Pool - In-Ground, Private, Community

### Interior

Interior Features	Breakfast Bar, Ceiling Crwn Molding, Floor Hardwood, Floor Tile, Kitchen Island, Lighting Recessed, Pantry, Washer/Dryer Hookup, Furnished - Some
Appliances	Dishwasher, Disposal, Dryer, Microwave, Refrigerator, Smoke Detector, Stove/Oven Gas
Heating	Heat: Two Or More, Heat: Central Electric
Cooling	A/C: Two Or More, A/C: Central Electric, Ceiling Fans
# of Stories	4

### Exterior

Exterior	Frame, Foundation Slab On Grade, Siding Stucco
Exterior Features	Balcony, Fenced Lot-Part, Fenced Privacy, Lawn Pump, Pool - Heated, Pool - In-Ground, Deck Open, Hurricane Shutters
Lot Description	Covenants, Restrictions, Within 1/2 Mile Of Water, Corner
Windows	Double Paned Windows
Construction	Frame
Foundation	Foundation Slab On Grade

**School Information**

Elementary	VAN R. BUTLER
Middle	EMERALD COAST
High	SOUTH WALTON

**Additional Information**

Days on Website	39
Zoning	Residential Single Family
HOA Fees	0.00

**Listing Details**

Listing Office	Keller Williams Success Realty
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