

# **\$2,299,000 - 34 Calla Way, MIRAMAR BEACH**

MLS® #947546

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## **\$2,299,000**

7 Bedroom, 7.00 Bathroom, 3,773 sqft  
Residential on 0 Acres

The Retreat at Miramar, MIRAMAR BEACH, FL

Pristine 2020 built home paired with exceptional finishes and resort style amenities. This beautiful beachside retreat has \$143,000 in rental income for 2024 as of 4/15/24 and is on track to do about \$195,000 in rental income for 2024. 34 Calla Way is prominently positioned just a few tiers back from the Gulf of Mexico and a short walk or golf cart ride to Miramar Beach's largest public beach access. Appointed with top of line appliances, 66" built in fridge/freezer, quartz countertops, and hardwood floors throughout. Featuring two living rooms, game rooms, 7 bedrooms, 7 bathrooms, two large balconies, and a private outdoor kitchen, this rental machine was thoughtfully designed to optimize sleeping capacity while giving everyone space to relax. Professionally decorated and fully furnished including a 6-seat golf cart, this is a true turn-key property that is cash flowing on the day of closing.

Located in The Retreat at Miramar, a private community of 27 luxury homes that is just a 2 minute golf cart ride or short walk to the beautiful beaches of the Emerald Coast and Walton County's largest public beach access. The community features a covered pavilion, a 90-foot heated resort pool, dining and lounge areas, TVs, and barbecue grills. Nestled in the heart of Miramar Beach, 34 Calla Way is conveniently located near Sandestin, Santa Rosa Beach, Destin, and 30A. Don't miss out on this turn-key investment opportunity!



Built in 2020

## Essential Information

MLS® #	947546
Price	\$2,299,000
Bedrooms	7
Bathrooms	7.00
Full Baths	7
Square Footage	3,773
Acres	0.12
Year Built	2020
Type	Residential
Sub-Type	Detached Single Family
Style	Contemporary
Status	Active

## Community Information

Address	34 Calla Way
Area	Miramar/Sandestin Resort
Subdivision	The Retreat at Miramar
City	MIRAMAR BEACH
County	WALTON
State	FL
Zip Code	32550

## Amenities

Amenities	BBQ Pit/Grill, Fishing, Pavillion/Gazebo, Picnic Area, Pool, TV Cable Available, Pets Allowed
Utilities	Electric Available, Public Sewer Available, Public Water Available, Phone Available, TV Cable Available, Underground
Parking Spaces	1
Parking	Garage: Attached
# of Garages	1
Has Pool	Yes
Pool	Community, Pool - Heated, Private

## Interior

Interior Features	Ceiling Crwn Molding, Ceiling Raised, Floor Hardwood, Kitchen Island, Lighting Recessed, Pantry, Washer/Dryer Hookup, Breakfast Bar, Floor Tile, Furnished - All, Owner's Closet, Plantation Shutters, Walls Paneled, Window
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	Treatment All, Woodwork Painted, Woodwork Stained
Appliances	Cooktop, Dishwasher, Disposal, Microwave, Refrigerator, Smoke Detector, Washer, Auto Garage Door Opn, Dryer, Freezer, Ice Machine, Oven:Self Cleaning, Range Hood, Wine Refrigerator
Heating	Heat: Central Electric, Heat High Efficiency
Cooling	A/C: Central Electric, Ceiling Fans, A/C: Two Or More, Water Heater - Two +
# of Stories	3

## Exterior

Exterior	Roof Tile/Slate, Siding Stucco, Trim Wood
Exterior Features	Balcony, Deck Covered, Patio Covered, Shower, Pool - Heated, Sprinkler System
Lot Description	Within 1/2 Mile Of Water, Dead End
Windows	Double Paned Windows, Storm Windows
Roof	Roof Tile/Slate

## School Information

Elementary	VAN R. BUTLER
Middle	EMERALD COAST
High	SOUTH WALTON

## Additional Information

Days on Website	34
Zoning	Residential Single Family
HOA Fees	1483.08
HOA Fees Freq.	Quarterly

## Listing Details

Listing Office	Gulf Realty 30A LLC
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