

\$819,000 - 195 Audubon Dr, MIRAMAR BEACH

MLS® #947697

\$819,000

2 Bedroom, 2.00 Bathroom, 1,267 sqft
Residential on 0 Acres

FAIRWAYS AT SANDESTIN PH 3, MIRAMAR BEACH, FL

Welcome to 195 Audubon Drive, a beautifully updated cottage nestled in the heart of the Fairways at Sandestin. This property is a haven of coastal charm and elegance, boasting stunning furnishings and breathtaking views of the Links golf course and bay from its coveted corner lot location. Step inside to discover a living space designed for comfort and style. The open floor plan is beautifully lit with an abundance of natural light, creating a warm and inviting atmosphere. This home shines with quartz kitchen countertops, stainless steel appliances, upgraded cabinetry, shiplap walls, and a custom built in beverage bar. The primary bedroom offers a serene retreat, cleverly secluded with a stylish sliding barn door, ensuring privacy and tranquility. The bathrooms mirror the home's overall elegance, featuring luxurious granite countertops and a custom walk-in shower in the guest bathroom and shower/tub combo in the primary bathroom.

The corner lot location of this charming cottage affords ample space for outdoor activities or relaxing on the large deck in a peaceful setting. There is also a large exterior storage room for all your beach and golf necessities.

Enhancing your Sandestin lifestyle, the included golf cart, with charging station, not only adds a layer of convenience, but also enhances your ability to enjoy the beautiful surroundings and community amenities with ease.



This exceptional home offers a unique blend of luxury, comfort, and practicality, making it an ideal choice for anyone seeking a premium living experience, second home or rental opportunity in Sandestin. Don't miss out on this exquisite property, where every detail is tailored to enhance your lifestyle.

Fairways owners enjoy access to the two heated SOA pools: One across from Linkside Village on Audubon Drive (Currently Under Construction) and the newly constructed Phil Hummel Aquatic Center centrally located at the Baytowne Ave Traffic Circle.

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 1983

Essential Information

MLS® #	947697
Price	\$819,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,267
Acres	0.00
Year Built	1983
Type	Residential
Sub-Type	Detached Single Family
Style	Florida Cottage
Status	Active

Community Information

Address	195 Audubon Dr
Area	Miramar/Sandestin Resort
Subdivision	FAIRWAYS AT SANDESTIN PH 3
City	MIRAMAR BEACH
County	WALTON
State	FL
Zip Code	32550

Amenities

Amenities	Beach, Dock, Dumpster, Exercise Room, Fishing, Gated Community, Pets Allowed, Pickle Ball, Playground, Pool, Short Term Rental - Allowed, Tennis, TV Cable Available, Waterfront, Golf, Marina, Separate Storage
Utilities	Electric Available, Public Sewer Available, Public Water Available
Has Pool	Yes
Pool	Community, Private

Interior

Interior Features	Breakfast Bar, Floor Tile, Kitchen Island, Washer/Dryer Hookup, Window Treatment All, Furnished - Some
Appliances	Dishwasher, Disposal, Dryer, Microwave, Refrigerator, Stove/Oven Electric, Washer, Wine Refrigerator, Smooth Stovetop Rnge
Heating	Heat: Central Electric
Cooling	A/C: Central Electric, Ceiling Fans

# of Stories	1
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Exterior

Exterior	Frame, Roof Shingle/Shake, Siding Wood
Exterior Features	Deck Open
Lot Description	Covenants, Restrictions, Within 1/2 Mile Of Water
Roof	Roof Shingle/Shake
Construction	Frame

School Information

Elementary	VAN R. BUTLER
Middle	EMERALD COAST
High	SOUTH WALTON

Additional Information

Days on Website	37
Zoning	Residential Single Family
HOA Fees	424.08
HOA Fees Freq.	Monthly

Listing Details

Listing Office	Sandestin Real Estate
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