

# \$1,752,000 - 180 Tang O Mar Dr, MIRAMAR BEACH

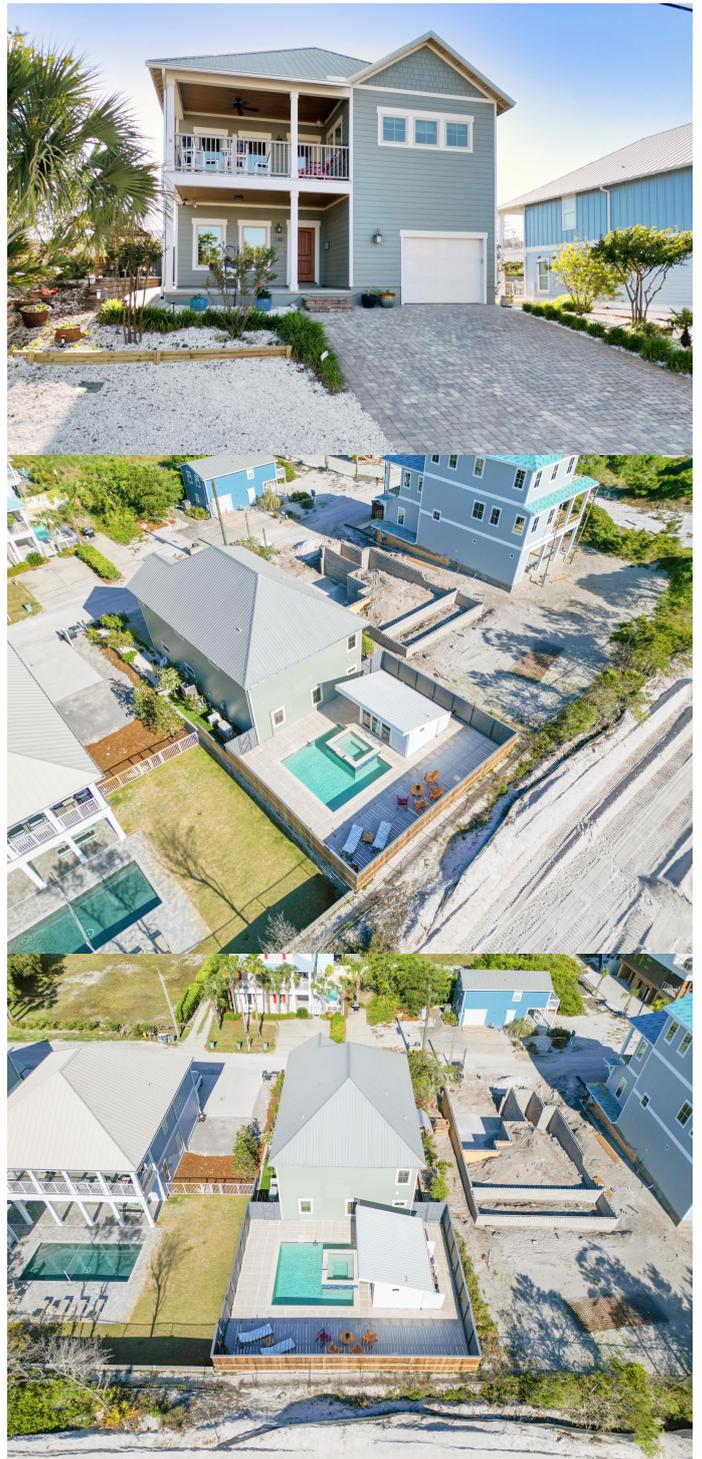
MLS® #948281

## \$1,752,000

3 Bedroom, 4.00 Bathroom, 2,512 sqft  
Residential on 0 Acres

Tang O Mar Subdivision, MIRAMAR BEACH, FL

Discover the ultimate coastal lifestyle in this exquisite 3-bedroom, 3.5-bathroom residence nestled within the exclusive Tang-O-Mar community. Boasting private beach access for all HOA members only 800 feet away, this 2,512 sq ft home offers stunning Gulf views from multiple vantage points. This beautiful craftsman style property offers the epitome of coastal living and unparalleled amenities. Experience the pinnacle of Miramar Beach living in this exceptional property. Backyard features a meticulously designed carriage house and an inviting pool/spa area, enclosed by a private fenced backyard for your exclusive enjoyment. The exterior and interior of the carriage house boasts Boral ship-lap siding and the main house exterior is Hardie board siding and Miratek trim, freshly repainted in 2023 to maintain its allure and integrity. Inside the carriage house, discover a sanctuary of modern living, adorned with high-end utilities and appliances, ensuring utmost convenience and efficiency. Relax and unwind in the heated pool and hot tub, featuring a stunning PebbleTec finish, surrounded by Shell Reef coping, porcelain pavers and pebble stones. The pool deck, crafted from WearDeck boarding, offers both durability and aesthetics, providing the perfect setting for outdoor entertainment and leisure. As you walk through the tri-fold glass Euro doors, seemingly blending indoor and outdoor living. Enjoy the comfort of a spacious room and full bathroom, meticulously designed for



your comfort and convenience. Entertain with ease at the outward-facing wet bar, featuring a luxurious marble slab countertop. Equipped with a KitchenAid counter-height refrigerator, freezer, and ice maker, it's the perfect spot to host gatherings and create lasting memories. For added convenience and security, the wet bar is fitted with a hurricane-rated Janus Model 750 roll-down door, ensuring peace of mind during inclement weather. An electrical storage closet with outer door access provides ample storage space for your belongings. Additionally, the Bryant Evolution Ductless (Mini Split) inside ensures year-round comfort and climate control, allowing you to enjoy the space regardless of the weather outside.

Every detail speaks to quality and comfort. This home is fortified with impact windows and doors, all with Low-e glass for enhanced energy efficiency. Cell foam insulation in the attic and walls adds to the energy efficiency and reduced electric costs. Feel at ease in any weather while basking in natural light that floods the interiors with the warmth of white oak flooring, exuding timeless elegance and durability. The main living area boasts the charm of cypress ship-lap walls and ceilings, complemented by wood cased windows and doors evoking a sense of timeless craftsmanship. For the culinary enthusiast, a gourmet kitchen awaits, adorned with top-of-the-line Wolf and Kitchen Aid appliances, solid wood cabinets, and exquisite granite countertops. Custom tiled backsplash pulls the beach vibes inside. This space promises unmatched functionality and style. The bedrooms are spacious and have ample closet space. The adjoining bathrooms are roomy and fitted with high end fixtures. This home is further fortified with a threaded rod wind hold-down system. This home is equipped with a whole house automatic generator powered by natural gas, ensuring

uninterrupted comfort during any power outage. With a Rinnai tankless hot water system and Pex/Maniblock system, enjoy endless hot water on demand, adding convenience to your daily routine. The exposed eaves, pressure treated with KDAT, ensure lasting beauty and durability, promising years of enjoyment. The outdoor balcony is an extension of the living room creating an indoor/outdoor feel. Discover an abundance of built-in features throughout the home, offering both convenience and organization while maximizing space utilization. The lower level unveils a private living space, perfect for accommodating guests or serving as a tranquil retreat away from the main living areas. Experience the sleek appeal of stained concrete floors on the lower level, blending style with durability for effortless maintenance. Rest easy knowing that this property positioned 21 feet above sea level, offering beyond compare peace of mind. Enhance your outdoor living experience with a natural gas connection for the outdoor grill, complete with a built-in grill awning, providing shade and shelter for year-round enjoyment. Other upgrades include an elevator, two heated and cooled storage spaces, two car garage with golf cart parking, and paved driveway. Golf cart conveys with property.

Built in 2012

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | 948281      |
| Price          | \$1,752,000 |
| Bedrooms       | 3           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,512       |

|            |                        |
|------------|------------------------|
| Acres      | 0.15                   |
| Year Built | 2012                   |
| Type       | Residential            |
| Sub-Type   | Detached Single Family |
| Style      | Craftsman Style        |
| Status     | Active                 |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 180 Tang O Mar Dr        |
| Area        | Miramar/Sandestin Resort |
| Subdivision | Tang O Mar Subdivision   |
| City        | MIRAMAR BEACH            |
| County      | WALTON                   |
| State       | FL                       |
| Zip Code    | 32550                    |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Beach, Deed Access, Fishing, Short Term Rental - Allowed, TV Cable Available, Waterfront  |
| Utilities      | Electric Available, Gas - Natural, Phone Available, Public Sewer Available, Public Water Available, TV Cable Available, Community Water |
| Parking Spaces | 2   |
| Parking        | Garage: Attached, Golf Cart: Covered, Golf Cart: Enclosed   |
| # of Garages   | 2   |
| Has Pool       | Yes   |
| Pool           | Pool - Heated, Pool - In-Ground, Private, Pool - House, Community   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Breakfast Bar, Built-In Bookcases, Ceiling Crwn Molding, Ceiling Raised, Floor Hardwood, Furnished - None, Guest Quarters, Kitchen Island, Lighting Recessed, Owner's Closet, Renovated, Washer/Dryer Hookup, Woodwork Painted, Lock Out, Window Treatmnt Some, Woodwork Stained, Elevator |
| Appliances        | Auto Garage Door Opn, Cooktop, Dishwasher, Disposal, Dryer, Range Hood, Refrigerator, Refrigerator W/Ice Maker, Security System, Smoke Detector, Stove/Oven Dual Fuel, Washer, Ice Machine, Oven:Self Cleaning, Wine Refrigerator  |
| Heating           | Heat: Central Electric, Heat High Efficiency, Heat: Two Or More  |
| Cooling           | A/C: Two Or More, A/C: High Efficiency, Ceiling Fans   |
| # of Stories      | 2  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Frame, Roof Metal, Roof Pitched, Siding CmntFbrHrdBrd, Foundation Slab On Grade, Other N/A  |
| Exterior Features | Balcony, Cabana, Deck Open, Fenced Back Yard, Fenced Privacy, Guest Quarters, Hot Tub, Hurricane Shutters, Patio Covered, Patio Open, Pool - Heated, Pool - In-Ground, Porch Covered, Rain Gutter, Separate Living Area, Shower, Summer Kitchen, BBQ Pit/Grill, Lawn Pump, Pool - House |
| Lot Description   | Dead End, Within 1/2 Mile Of Water, Survey Available  |
| Windows           | Storm Windows   |
| Roof              | Roof Metal, Roof Pitched  |
| Construction      | Frame   |
| Foundation        | Foundation Slab On Grade  |

### **School Information**

|            |               |
|------------|---------------|
| Elementary | VAN R. BUTLER |
| Middle     | EMERALD COAST |
| High       | SOUTH WALTON  |

### **Additional Information**

|                 |                           |
|-----------------|---------------------------|
| Days on Website | 33                        |
| Zoning          | Residential Single Family |
| HOA Fees        | 625.00                    |
| HOA Fees Freq.  | Annually                  |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Coldwell Banker Realty |
|----------------|------------------------|

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