# $599,000 - 9815 Us Highway 98 W Unit 199, Miramar Beach

MLS® #1004919

**$599,000**

3 Bedroom, 3.00 Bathroom, 1,492 sqft

Residential

HIDDEN DUNES BEACH COTTAGES 2, Miramar Beach, FL

**PREPARE TO BE AMAZED *** COMPLETELY RENOVATED IN 2025 *** SURROUNDED BY FOUNTAINS *** STEPS TO THE PRIVATE BEACH *** GATED GULF-FRONT RESORT *** TURNKEY & RENTAL READY ***

Welcome to Hidden Dunes Beach Cottage 199 -- a beautifully renovated 3-bedroom, 3-bath coastal cottage tucked inside one of Miramar Beach's most coveted gated, Gulf-front resorts. This is the rare, turnkey opportunity where the big-ticket items are already done: a top-to-bottom 2025 renovation, a brand-new roof (replaced by the HOA), HVAC updated in 2019, and a 2021 water heater. Just arrive, exhale, and head to the beach.

Inside, the open living and dining area lives large under vaulted ceilings, flooded with natural light. As part of the 2025 renovation, the spiral staircase was relocated to open up the main living space, a new downstairs closet with a pocket door was added for everyday storage, and fresh can and track lighting was installed -- finished off with a brand-new dining set. The kitchen has been completely refreshed with quartz countertops, a new backsplash, white cabinetry, stainless steel appliances, and layered can and pendant lighting that keeps the space bright and welcoming.

Both bedrooms on the main level are

generous king suites. The primary is a true retreat -- a mirrored wall was removed and extra soundproofing added, making it wonderfully restful -- with a renovated ensuite bath featuring a walk-in shower and new fixtures. The second king bedroom sits on the opposite side of  the cottage for privacy. Up the spiral staircase, the enclosed loft -- now finished with full walls and plantation shutters -- offers two bunk beds, perfect for kids, extra guests, or strong rental appeal. All three full bathrooms have been beautifully updated.

Then step out to the showpiece: an oversized screened-in porch that sits above one of the resort's signature fountains. Pour your morning coffee, settle in, and let the soft trickle of the water and the rustle of the oaks below do the rest -- overlooking lush landscaping and tranquil water features, it's the kind of private, peaceful setting that feels more like a wooded hideaway than a beach resort. Made for slow mornings, an afternoon with a book, or an evening glass of wine as the fountains play and the day melts away.

The location inside Hidden Dunes is hard to beat -- just steps to the largest community pool and a short, scenic walk past the fountains to the boardwalk that crosses the dunes to the beach. (A seasonal tram is there if you'd rather ride, but the stroll is so pretty you may never use it.)

Hidden Dunes Beach & Tennis Resort offers 510 linear feet of private beach with full beach service, resort-style pools and hot tubs, grilling areas, walking trails, a professional tennis and pickleball center with Rubico clay courts, 24-hour gated security, and seasonal food trucks -- all set across 27 wooded, low-density acres. You're also just minutes from Silver Sands Premium Outlets, Grand Boulevard, The Village of Baytowne Wharf, championship

golf, and the dining and shops of the 30A corridor.

Offered fully furnished and completely turnkey, Cottage 199 is rental-ready from day one. Whether you're after a second home, a private beach getaway, or an income-producing investment, it delivers a rare combination -- renovated interiors, private beach access, and a premier setting inside one of Miramar Beach's most beloved resorts.

Come see why Hidden Dunes is one of Miramar Beach's best-kept secrets. **CALL TODAY** to schedule your private showing of Cottage 199! Buyer to verify all information.

Built in 1988

## Essential Information

| | |
|---|---|
| MLS® # | 1004919 |
| Price | $599,000 |
| Sold Price | $580,000 |
| Date Sold | $2026-08-10 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,492 |
| Year Built | 1988 |
| Type | Residential |
| Sub-Type | Condominium |
| Style | N/A |
| Status | Sold |

## Community Information

| | |
|---|---|
| Address | 9815 Us Highway 98 W Unit 199 |
| Area | 15 - Miramar/Sandestin Resort |
| Subdivision | HIDDEN DUNES BEACH COTTAGES 2 |
| City | Miramar Beach |
| County | Walton |

| | |
|---|---|
| State | FL |
| Zip Code | 32550 |

## Amenities

| | |
|---|---|
| Utilities | Electric, Public Sewer, Public Water, TV Cable |

## Interior

| | |
|---|---|
| Interior Features | Owner's Closet, Pantry, Washer/Dryer Hookup |
| Appliances | Dishwasher, Disposal, Dryer, Microwave, Washer, Electric Water Heater |
| Heating | Central |
| Cooling | Central Air, Ceiling Fan(s) |

## Exterior

| | |
|---|---|
| Windows | Window Treatments |
| Roof | Metal |

## School Information

| | |
|---|---|
| Elementary | Van R Butler |
| Middle | Emerald Coast |
| High | South Walton |

## Additional Information

| | |
|---|---|
| Days on Website | 162 |

## Listing Details

| | |
|---|---|
| Listing Office | Wooley Luxury Properties LLC |

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