

# **\$815,000 - 34 Azure Place, Miramar Beach**

MLS® #917528

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## **\$815,000**

4 Bedroom, 2.00 Bathroom, 2,492 sqft

Residential on 0.22 Acres

EMERALD BAY PH 1A, Miramar Beach, FL

Under contract with a 72 hour kick out clause.

Updates and modern finishes are at the forefront of this Emerald Bay home that sits on a lake, offering serene views. Offering nearly 2,500 square feet of living space and fresh Mediterranean styling in a guard-gated golf course community, this four-bed, two-bath home is the perfect blend of indoor-outdoor living with comfortable interiors and sliding doors that open onto a screened porch overlooking the water and the backyard. The kitchen has undergone a recent remodel with soft-close cabinets, granite countertops, custom tile backsplash and custom pantry shelving. The laundry also received significant upgrades including new soft-close cabinets and a custom built-in drop zone. New LVP flooring throughout the main areas of the home helps everything flow seamlessly and updated LED can lighting and oil-rubbed bronze lighting fixtures add warmth. The owner's suite overlooks the lake and features dual walk-in closets and an en suite with soaking tub and glass-enclosed shower. The second bathroom has been fully remodeled and all walls were freshly painted in 2021 and 2022. Epoxy flooring was also recently placed in the two-car garage. Emerald Bay offers a community pool, lakes and green spaces and access to golf amenities. All information/dimensions deemed to be correct, but should be verified by the buyer.



Built in 1997

## Essential Information

MLS® #	917528
Price	\$815,000
Sold Price	\$795,000
Date Sold	\$2023-06-12
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,492
Acres	0.22
Year Built	1997
Type	Residential
Sub-Type	Detached Single Family
Style	Ranch
Status	Sold

## Community Information

Address	34 Azure Place
Area	15 - Miramar/Sandestin Resort
Subdivision	EMERALD BAY PH 1A
City	Miramar Beach
County	Walton
State	FL
Zip Code	32550

## Amenities

Amenities	Gated Community, Golf, Pets Allowed, Pool, Tennis, TV Cable, Waterfront
Utilities	Gas - Natural, TV Cable
Parking Spaces	2
Parking	Garage Attached
# of Garages	2
Is Waterfront	Yes
Waterfront	Lake
Has Pool	Yes
Pool	Community

## Interior

Interior Features	Breakfast Bar, Fireplace, Renovated
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Appliances	Cooktop, Dishwasher, Dryer, Microwave, Refrigerator, Washer
Cooling	AC - Central Elect
Fireplace	Yes
Fireplaces	Fireplace
# of Stories	1

## Exterior

Exterior Features	Porch, Porch Screened
Lot Description	Covenants, Golf Course, Restrictions, Survey Available

## School Information

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

## Additional Information

Days on Website	452
Zoning	Resid Single Family
HOA Fees	216.02
HOA Fees Freq.	Quarterly

## Listing Details

Listing Office	Scenic Sotheby's International Realty
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