

\$2,200,000 - 1527 Island Green Dr, MIRAMAR BEACH

MLS® #945312

\$2,200,000

4 Bedroom, 5.00 Bathroom, 3,596 sqft
Residential on 0 Acres

ISLAND GREEN, MIRAMAR BEACH, FL

Nestled in the heart of Sandestin Golf & Beach Resort's esteemed Island Green neighborhood, this exquisite, one-of-a-kind residence presents an unparalleled blend of luxury, design, and location. Conceived by world-renowned designer Anita Provo, this home stands as a masterpiece of contemporary elegance, offering a coveted lakefront position with breathtaking views over the 5th hole of the Raven golf course--a vista considered among the finest in this exclusive community. Upon entering, the home unfolds into a grand lanai, the epicenter of outdoor living, featuring a heated pool and hot tub, perfectly crafted for both serene relaxation and lavish entertaining. Unique to this property is a private carriage house, complete with a spacious bedroom, bath, morning kitchen, and its own garage, offering ultimate privacy for guests or a splendid retreat for use as an office or studio.

The main residence epitomizes opulence, with every detail meticulously selected to radiate sophistication and comfort. Interiors boast granite countertops and high-end appliances in a chef's dream kitchen, including 2 new dishwashers and a new gas range, while living spaces are adorned with 10/12/14-foot ceilings, custom closets, and fireplaces in both the den and master suite, adding layers of warmth and intimacy to the grandeur.

Extending over 6,000 square feet, the home is



distinguished by slate from India, which elegantly accents the flooring, walls, and columns in a unique 24" design, showcasing the home's architectural beauty and craftsmanship. Modern conveniences have not been overlooked, with all HVAC systems updated within the last 4 years, newer pool pumps, and a new pool heater, ensuring this home is as functional as it is beautiful. The added convenience of a three-car garage, plus space for a golf cart, underscores the thoughtful attention to every aspect of this magnificent home.

Elevating the allure of this splendid residence is an oversized outdoor entertaining area, all screened in and featuring a summer kitchen that overlooks the lake, blending indoor comfort with outdoor splendor seamlessly.

Set all on one level, this sprawling sanctuary not only offers an escape into a realm of luxury and tranquility but also situates you amidst the natural beauty and vibrant lifestyle of the Sandestin Golf & Beach Resort. This is more than a home; it's a lifestyle promise, where every day feels like a retreat into vacation living.

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 2001

Essential Information

MLS® #	945312
Price	\$2,200,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,596
Acres	0.49
Year Built	2001
Type	Residential
Sub-Type	Detached Single Family
Style	Contemporary
Status	Active

Community Information

Address	1527 Island Green Dr
Area	Miramar/Sandestin Resort
Subdivision	ISLAND GREEN
City	MIRAMAR BEACH
County	WALTON
State	FL
Zip Code	32550

Amenities

Amenities	Beach, Dumpster, Fishing, Pool, TV Cable Available, Waterfront, Dock, Gated Community, Golf, Marina, No Rental, No Short Term Rental, Playground, Separate Storage, Tennis, Pets Allowed, Pickle Ball
Utilities	Electric Available, Gas - Natural, Public Sewer Available, Public Water Available, TV Cable Available
Parking Spaces	3
Parking	Garage: Attached
# of Garages	3
Is Waterfront	Yes
Waterfront	Lake
Has Pool	Yes
Pool	Pool - Heated, Pool - In-Ground, Private, Pool - Enclosed, Community

Interior

Interior Features	Breakfast Bar, Built-In Bookcases, Floor Tile, Furnished - None, Kitchen Island, Lighting Recessed, Split Bedroom, Washer/Dryer Hookup, Window Treatment All, Fireplace 2+, Guest Quarters, Wet Bar
Appliances	Dishwasher, Disposal, Dryer, Microwave, Smoke Detector, Stove/Oven Gas, Washer, Freezer, Refrigerator, Security System, Wine Refrigerator
Heating	Heat: Central Electric
Cooling	A/C: Central Electric, Ceiling Fans
Fireplace	Yes
Fireplaces	Fireplace 2+
# of Stories	1

Exterior

Exterior	Siding Stucco, Trim Wood, Roof Tile/Slate, Siding Stone
Exterior Features	Pool - Heated, Pool - In-Ground, Porch Screened, Sprinkler System, Summer Kitchen, BBQ Pit/Grill, Guest Quarters, Hot Tub, Pool - Enclosed
Lot Description	Within 1/2 Mile Of Water, Covenants, Golf Course, Restrictions
Roof	Roof Tile/Slate

School Information

Elementary	VAN R. BUTLER
Middle	EMERALD COAST
High	SOUTH WALTON

Additional Information

Days on Website	53
-----------------	----

Zoning	Residential Single Family
HOA Fees	627.25
HOA Fees Freq.	Quarterly

Listing Details

Listing Office	Sandestin Real Estate
----------------	-----------------------

DISCLAIMER: Information Deemed Reliable but not guaranteed. The information being provided is for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing.All listings are provided courtesy of the Emerald Coast Association of Realtors, Copyright2024, All rights reserved.