

\$2,350,000 - 1513 Island Green Drive, Miramar Beach

MLS® #910545

\$2,350,000

5 Bedroom, 4.00 Bathroom, 3,589 sqft

Residential on 0.00 Acres

ISLAND GREEN, Miramar Beach, FL

This pristinely remodeled stunner offers expansive views of The Raven Golf Course's Hole #2 and will impress you from the second you walk through the door! 1513 Island Green was fully remodeled in 2018 by Compass Builders, with even more updates added since. The home will truly check almost any box for desired needs and wants, with a list of upgrades so long it will need to be emailed your way. A small sample of the numerous highlights include two new HVAC units, Full security system, Cummins whole house generator, Bosch and Subzero appliances, Woven Wood Shades throughout, Heated and Chilled Salt Water Pool featuring LED colored changing lights and Hot Tub, Premium Home Theater/Surround Sound Systems in the Living, Bonus Room, and outdoor patio spaces, Tailored Living Custom Closet...Organizers, wall mounted flat screen TV's, Stone fireplace surround, crown molding, custom built outdoor BBQ Island with a Twin Eagle Grill that allows for Pellet Fed Smoking, Twin Eagle side Burners, and so much more. Entertaining is a dream with two living areas, dining room, half bath with pool access, guest bedroom, guest bath and office or additional bedroom downstairs; and a guest bedroom, guest bath and entertaining area upstairs with an oversized, covered balcony and lush golf course views. If cooking while entertaining is your passion, you will love the beautiful and efficient chefs' kitchen with stainless-steel appliances, an island with breakfast bar and



an in-kitchen dining area that has a door to the pool and patio. The master suite is spacious and conveniently located on the first floor with access to the pool. The expansive living spaces throughout the home are flooded with natural light. The laundry room was completely updated in 2020 and features new tile floors, cabinets, farmhouse sink, and a new front-end loading LG washer/dryer set that also conveys. The two and a half car garage has been epoxy coated and is ideal for housing a golf cart that you're sure to enjoy with all that Sandestin has to offer. Island Green at Sandestin is a private neighborhood with only 52 custom homesites. Neither short or long-term rentals are allowed in this neighborhood and all homes are owned by full-time residents or second homes for the owners to enjoy. Sandestin Golf and Resort is a major destination for all seasons and all ages. It's been named the #1 resort on Florida's Emerald Coast offers a premium lifestyle for entertaining and stellar golf and beach amenities. This beautiful 2,400-acre resort is comprised of over 70 unique neighborhoods of condominiums, villas, town homes, and estates. The Resort features more than seven miles of beaches and pristine bay front, four championship golf courses, a world-class tennis center with 12 clay courts and three hard courts, four resort swimming pools and 15 private neighborhood pools, a 123-slip marina that can accommodate vessels up to 140 feet, a fully equipped and professionally staffed fitness center and spa and 65,000 square feet of customizable meeting space. The Village of Baytowne Wharf, a charming pedestrian village with events, shopping, dining, family entertainment and nightlife and the Market Shops with additional events, dining and shopping are both accessible by tram and golf cart. For true golf cart community living, Grand Boulevard is just outside the resort gates and provides access to shopping, dining, and entertainment,

all without traveling on Highway 98. Call today to view this remarkable home with an incredible attention to detail throughout.

Built in 2002

Essential Information

MLS® #	910545
Price	\$2,350,000
Bedrooms	5
Sold Price	\$2,350,000
Bathrooms	4.00
Date Sold	2022-12-14
Full Baths	3
Days until Sold	54
Half Baths	1
Square Footage	3,589
Acres	0.00
Year Built	2002
Type	Residential
Sub-Type	Detached Single Family
Style	Contemporary
Status	Sold

Community Information

Address	1513 Island Green Drive
Area	15 - Miramar/Sandestin Resort
Subdivision	ISLAND GREEN
City	Miramar Beach
County	Walton
State	FL
Zip Code	32550

Amenities

Amenities	BBQ Pit/Grill, Beach, Dock, Dumpster, Exercise Room, Fishing, Game Room, Gated Community, Golf, Marina, No Rental, Pavillion/Gazebo, Pets Allowed, Picnic Area, Playground, Pool, Tennis, TV Cable, Waterfront
Utilities	Electric, Gas - Natural, Public Sewer, Public Water, TV Cable

Parking Spaces	3
Parking	Garage Attached, Oversized
# of Garages	3
Has Pool	Yes
Pool	Pool - Heated, Pool - In-Ground, Private

Interior

Interior Features	Breakfast Bar, Fireplace, Floor Hardwood, Floor Tile, Furnished - None, Kitchen Island, Lighting Recessed, Pantry, Renovated, Shelving, Split Bedroom, Washer/Dryer Hookup, Window Treatment All
Appliances	Auto Garage Door Opn, Dishwasher, Disposal, Dryer, Ice Machine, Microwave, Range Hood, Refrigerator, Security System, Smoke Detector, Stove/Oven Gas, Washer
Heating	Heat Cntrl Electric
Cooling	AC - 2 or More, AC - Central Elect, Ceiling Fans
Fireplace	Yes
Fireplaces	Fireplace
# of Stories	2

Exterior

Exterior	Frame, Roof Tile/Slate, Stucco
Exterior Features	Balcony, Columns, Fenced Back Yard, Hot Tub, Hurricane Shutters, Patio Covered, Patio Open, Pool - Heated, Pool - In-Ground, Porch, Porch Open, Renovated, Sprinkler System
Lot Description	Golf Course, Interior, Survey Available, Within 1/2 Mile to Water
Roof	Roof Tile/Slate
Construction	Frame

School Information

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	577
Zoning	Resid Single Family
HOA Fees	585.05
HOA Fees Freq.	Quarterly

Listing Details

Listing Office

Scenic Sotheby's International Realty