

\$1,299,000 - 1525 Island Green Drive, Miramar Beach

MLS® #916289

\$1,299,000

3 Bedroom, 3.00 Bathroom, 2,820 sqft

Residential on 0.47 Acres

ISLAND GREEN, Miramar Beach, FL

Perfectly situated on almost 1/2 an acre in the prestigious Island Green community, this one level estate offers unparalleled lake and golf course views. New 2021 gas water heater, 2021 HVAC, and a whole home generator. Enjoy a large, gated back yard big enough to add a pool! The interior offers a wonderful floorplan and living space just waiting for your personal interior design team. With a little love and renovation, this home has the bones to become a true Sandestin beauty. 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 1997

Essential Information

| | |
|-----------------|------------------------|
| MLS® # | 916289 |
| Price | \$1,299,000 |
| Bedrooms | 3 |
| Sold Price | \$1,235,000 |
| Bathrooms | 3.00 |
| Date Sold | 2023-03-27 |
| Full Baths | 2 |
| Days until Sold | 52 |
| Half Baths | 1 |
| Square Footage | 2,820 |
| Acres | 0.47 |
| Year Built | 1997 |
| Type | Residential |
| Sub-Type | Detached Single Family |
| Style | Mediterranean |
| Status | Sold |

Community Information

| | |
|-------------|-------------------------------|
| Address | 1525 Island Green Drive |
| Area | 15 - Miramar/Sandestin Resort |
| Subdivision | ISLAND GREEN |
| City | Miramar Beach |
| County | Walton |
| State | FL |
| Zip Code | 32550 |

Amenities

| | |
|----------------|---|
| Amenities | Beach, Exercise Room, Fishing, Gated Community, Golf, Marina, No Short Term Rental, Pets Allowed, Pickle Ball, Pool, Tennis, TV Cable |
| Utilities | Electric, Gas - Natural, Public Sewer, Public Water |
| Parking Spaces | 2 |

| | |
|---------------|--|
| Parking | Garage, Garage Attached, Golf Cart Enclosed, Guest |
| # of Garages | 2 |
| Is Waterfront | Yes |
| Waterfront | Lake |

Interior

| | |
|-------------------|--|
| Interior Features | Breakfast Bar, Ceiling Raised, Fireplace Gas, Floor Tile, Floor WW Carpet, Furnished - None, Needs Work, Washer/Dryer Hookup |
| Appliances | Dishwasher, Dryer, Microwave, Refrigerator, Stove/Oven Electric, Washer |
| Heating | Heat Cntrl Electric |
| Cooling | AC - Central Elect |
| Fireplace | Yes |
| Fireplaces | Fireplace Gas |
| # of Stories | 1 |

Exterior

| | |
|-------------------|---|
| Exterior | Roof Tile/Slate, Stucco |
| Exterior Features | Fenced Back Yard, Patio Open, Porch Screened |
| Lot Description | Covenants, Restrictions, Within 1/2 Mile to Water |
| Roof | Roof Tile/Slate |

School Information

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

Additional Information

| | |
|-----------------|---------------------|
| Days on Website | 462 |
| Zoning | Resid Single Family |
| HOA Fees | 602.05 |
| HOA Fees Freq. | Quarterly |

Listing Details

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