

\$2,300,000 - 1504 E Island Green Drive, Miramar Beach

MLS® #919709

\$2,300,000

3 Bedroom, 4.00 Bathroom, 3,370 sqft

Residential on 0.54 Acres

ISLAND GREEN, Miramar Beach, FL

1504 Island Green Lane is a completely updated custom home in the sought after Island Green neighborhood of Sandestin Golf and Beach Resort. The long views of the Raven Golf Club hole #2 with stunning sunset lake views create the perfect setting for entertaining in your outdoor living area as you lounge in your heated pool or prep for dinner in your custom air-conditioned outdoor kitchen. With direct access to the pool and screened lanai, the primary suite includes a marble double vanity, two walk-in closets, a separate shower and a new garden tub with marble surround. Custom cabinetry in the kitchen and butler pantry, new marble countertops, travertine flooring, a wet bar, formal dining room, laundry room with lots of storage and a guest room with ensuite bath are all perfect for easy living in a single story. Additionally, the separate entry attached guest house with full bathroom and wet bar is ideal for visitors. The two and a half car garage houses the golf cart that you're sure to desire and enjoy with all that Sandestin Golf and Beach Resort has to offer.

Island Green is a private neighborhood with only 52 custom homesites. Short and long-term rentals are not allowed in this neighborhood and all homes are owned by full-time residents or are second homes for their owners to enjoy.

Sandestin Golf and Beach Resort is a major



destination for all seasons and all ages. It's been named the #1 resort on Florida's Emerald Coast and offers a premium lifestyle for entertaining and stellar golf and beach amenities. This beautiful 2,400-acre resort is comprised of over 72 unique neighborhoods of homes, condominiums, villas, town homes, and estates. The Resort features more than seven miles of beaches and pristine bay front, making life at the beach so special with four championship golf courses, a world-class tennis and pickleball center with clay and hard courts, four resort swimming pools and 18 private neighborhood pools, biking, hiking and jogging trails, playgrounds and water sports, a 210-slip marina that can accommodate vessels up to 140 feet, a fully equipped and professionally staffed fitness center and spa and 85,000 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.

Built in 2008

Essential Information

MLS® #	919709
Price	\$2,300,000
Bedrooms	3
Sold Price	\$2,200,000
Bathrooms	4.00
Date Sold	2023-05-19
Full Baths	3
Days until Sold	55
Half Baths	1

Square Footage	3,370
Acres	0.54
Year Built	2008
Type	Residential
Sub-Type	Detached Single Family
Style	Mediterranean
Status	Sold

Community Information

Address	1504 E 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, Deed Access, Dock, Exercise Room, Fishing, Gated Community, Golf, Marina, No Rental, Pavillion/Gazebo, Pets Allowed, Pickle Ball, Picnic Area, Playground, Pool, Tennis, TV Cable, Waterfront
Utilities	Electric, Gas - Natural, Public Sewer, Public Water, TV Cable, Underground
Parking Spaces	3
Parking	Garage Attached, Golf Cart Enclosed
# of Garages	3
Has Pool	Yes
Pool	Pool - Enclosed, Pool - Heated, Pool - In-Ground, Private

Interior

Interior Features	Ceiling Crwn Molding, Ceiling Raised, Fireplace, Fireplace 2+, Fireplace Gas, Floor Terrazo, Furnished - None, Kitchen Island, Lighting Recessed, Newly Painted, Pantry, Split Bedroom, Wallpaper, Washer/Dryer Hookup, Wet Bar, Window Treatmnt Some, Woodwork Painted
Appliances	Auto Garage Door Opn, Cooktop, Dishwasher, Disposal, Dryer, Ice Machine, Microwave, Oven Double, Oven Self Cleaning, Range Hood, Refrigerator, Smoke Detector, Stove/Oven Gas, Washer
Heating	Heat Cntrl Electric

Cooling	AC - Central Elect, AC - High Efficiency, Ceiling Fans
Fireplace	Yes
Fireplaces	Fireplace, Fireplace 2+, Fireplace Gas
# of Stories	1

Exterior

Exterior	Frame, Roof Tile/Slate, Slab, Stucco
Exterior Features	BBQ Pit/Grill, Columns, Fenced Back Yard, Fenced Lot-Part, Fireplace, Patio Covered, Pool - Enclosed, Pool - Heated, Pool - In-Ground, Porch, Porch Screened, Sprinkler System, Summer Kitchen
Lot Description	Covenants, Cul-De-Sac, Golf Course, Interior, Level, Restrictions, Within 1/2 Mile to Water
Roof	Roof Tile/Slate
Construction	Frame
Foundation	Slab

School Information

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	422
Zoning	Resid Single Family
HOA Fees	602.05
HOA Fees Freq.	Quarterly

Listing Details

Listing Office	Scenic Sotheby's International Realty
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