

\$1,650,000 - 1 Beach Club Drive 903.904, Miramar Beach

MLS® #968050

\$1,650,000

4 Bedroom, 4.00 Bathroom, 4,134 sqft
Condominium

ONE BEACH CLUB DRIVE, Miramar Beach,
FL

Now priced to reflect current market trends, this offering presents a rare opportunity to secure the largest condo in One Beach Club with substantial built-in equity. Spanning over 4,130 square feet on a single level, this residence was created by combining two units at new construction, resulting in a uniquely expansive floor plan rarely available within Sandestin's premier private, non-rental building.

With more than 850 square feet of terrace space across four balconies, the home captures sweeping Gulf and Bay views from every living space and bedroom. The open living and dining area provides over 900 square feet of entertaining space with direct Gulf views and balcony access. The private primary suite lives as its own wing, featuring a hallway privacy door, Gulf and Bay view balconies, dual walk-in closets (one exceeding 100 square feet), dual vanities, separate lavatories, and a secondary private entry.

A large flex room (previously used as an art studio and office) functions as a bedroom and exceeds the size of many primary suites, also enjoying Gulf views and balcony access. The space offers ample room to incorporate an ensuite bath, creating an additional full bedroom suite. A dedicated office with built-in shelving overlooks the Bay and presents a clear opportunity to be converted into a fifth



bedroom, further enhancing the overall functionality of the floor plan.

Immaculately maintained by its original and only owner, the residence is fully functional and comfortable as-is, while also offering a compelling path to further elevate both form and function. With multiple areas already lending themselves to reconfiguration -- including space for an additional ensuite bath, conversion of the office to a bedroom, and the ability to enhance the existing powder room with a full shower -- the layout supports a potential transformation to a five-bedroom, five full-bath residence. This flexibility allows a buyer to tailor the home to personal preferences while capturing several hundred thousand dollars in immediate equity. There are no known restrictions on interior remodeling, providing freedom to refine the kitchen size and layout in addition to other renovation concepts.

Additional conveniences include two assigned garage parking spaces steps from the elevator (see Photos) and two ground-floor storage lockers. Private hallway trash chutes, secured elevator foyer access, and interior stair access are located just outside both the main foyer and primary suite entry doors.

Located on the beachside of Sandestin in a highly secure and private building, One Beach Club amenities include gated entry, coded building access, resort-style pool and hot tub, tennis/pickleball court, fitness center, media room, reservable social room, and outdoor grilling.

Ownership also includes full access to the Sandestin Golf & Beach Resort lifestyle. From the residence, owners can reach Baytowne Wharf's bayside village of dining, shopping, and entertainment, the marina, championship

golf courses, and Grand Boulevard's walkable collection of restaurants, boutiques, and a Publix grocery store -- all within the resort. A dedicated pathway running beneath Hwy. 98 connects the beachside and bayside of Sandestin, allowing convenient travel throughout the resort by golf cart, bike, or on foot -- a priceless amenity, particularly during peak season.

The private Beach Club is a very short walk, bike ride, or golf cart ride away (see Photos), offering private beach access, beach service, cabanas, pool, lounge areas, and food and beverage service.

Structural integrity inspection of the building reported favorable results with no structural defects.

Whether as a primary residence or second home, Unit 903/904 offers unmatched single-level scale within One Beach Club -- equally appealing as a move-in-ready coastal retreat, or a thoughtfully enhanced five-bedroom, five full-bath showpiece.

Built in 2002

Essential Information

MLS® #	968050
Sold Price	\$1,650,000
List Price	\$2,095,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	4,134
Year Built	2002
Type	Condominium
Sub-Type	Condominium

Style	N/A
Status	Sold

Community Information

Address	1 Beach Club Drive 903.904
Area	15 - Miramar/Sandestin Resort
Subdivision	ONE BEACH CLUB DRIVE
City	Miramar Beach
County	Walton
State	FL
Zip Code	32550

Amenities

Utilities	Electric, Public Sewer, Public Water, TV Cable
Parking	Garage
View	Bay, Gulf, Lake

Interior

Interior Features	Bookcases, Crown Molding, Recessed Lighting, Pantry, Shelving
Appliances	Dishwasher, Disposal, Dryer, Freezer, Washer
Heating	Central
Cooling	Central Air, Ceiling Fan(s)

Exterior

Exterior Features	Balcony
Windows	Window Treatments
Roof	Metal
Construction	Concrete

School Information

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	584
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Listing Details

Listing Office	The Premier Property Group Seacrest Office
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Listing information last updated on September 14th, 2026 at 3:37am CDT