

\$2,200,000 - 1504 E Island Green Drive, Miramar Beach

MLS® #919709

\$2,200,000

3 Bedroom, 4.00 Bathroom, 3,370 sqft
Detached Single Family 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 |
| Sold Price | \$2,200,000 |
| List Price | \$2,300,000 |
| Bedrooms | 3 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 3,370 |
| Acres | 0.54 |

| | |
|------------|------------------------|
| Year Built | 2008 |
| Type | Detached Single Family |
| Sub-Type | Detached Single Family |
| Style | Mediterranean |
| Status | Sold |

Community Information

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|-------------|-------------------------------|
| 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

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|-------------------|--|
| 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

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

Additional Information

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|-----------------|---------------------|
| Days on Website | 411 |
| 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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