

\$1,725,000 - 1603 San Marina Boulevard, Miramar Beach

MLS® #905102

\$1,725,000

4 Bedroom, 4.00 Bathroom, 3,014 sqft
Detached Single Family on 0.00 Acres

GENOA, Miramar Beach, FL

Well-appointed and lushly manicured Mediterranean-style home located on #5 green of the Raven Golf Course. This estate is perfect for entertaining featuring a gourmet kitchen, island with breakfast bar open to the living area with gas fireplace, and a dining area that has windows open to a poolside bar. A screened enclosure offers a sizable pool, jacuzzi, grilling area, and a covered lanai with gas fireplace. The main floor hosts the primary suite along with a guest bedroom, bath and laundry room. Two additional guest beds w/ private ensuites are on the 2nd level. The primary suite has two walk-in closets, access to the screen lanai, and an ensuite with two vanities, deep soaking tub and separate walk-in shower. Both HVACs are new within the year and the hot water heater was replaced in August 2022. Genoa is a short term rental restricted community located within Sandestin Golf and Beach Resort.

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 2007

Essential Information

MLS® #	905102
Sold Price	\$1,725,000
List Price	\$1,799,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	3,014
Acres	0.00
Year Built	2007
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Mediterranean
Status	Sold

Community Information

Address	1603 San Marina Boulevard
Area	15 - Miramar/Sandestin Resort
Subdivision	GENOA
City	Miramar Beach
County	Walton
State	FL
Zip Code	32550

Amenities

Amenities	Beach, Boat Launch, Dumpster, Exercise Room, Fishing, Gated Community, Golf, Marina, Pets Allowed, Pickle Ball, Playground, Pool, No Short Term Rental, Tennis, TV Cable
Utilities	Electric, Gas - Natural, Public Sewer, Public Water, TV Cable
Parking Spaces	2
Parking	Garage, Garage Attached
# of Garages	2
Has Pool	Yes
Pool	Pool - In-Ground, Private, Pool - Enclosed, Community

Interior

Interior Features	Breakfast Bar, Built-In Bookcases, Ceiling Crwn Molding, Fireplace Gas, Floor Hardwood, Floor Tile, Floor WW Carpet, Furnished - None, Kitchen Island, Pantry, Plantation Shutters, Washer/Dryer Hookup
Appliances	Auto Garage Door Opn, Dishwasher, Disposal, Dryer, Freezer, Microwave, Refrigerator, Refrigerator W/IceMk, Smoke Detector, Stove/Oven Gas, Washer
Heating	Heat Cntrl Electric
Cooling	AC - 2 or More, AC - Central Elect, Ceiling Fans
Fireplace	Yes
Fireplaces	Fireplace Gas
# of Stories	2

Exterior

Exterior	Roof Tile/Slate, Stucco
Exterior Features	BBQ Pit/Grill, Columns, Fireplace, Hot Tub, Patio Covered, Patio Open, Pool - In-Ground, Porch Screened, Separate Living Area, Sprinkler System, Pool - Enclosed, Rain Gutter
Lot Description	Covenants, Golf Course, Restrictions
Windows	Double Pane Windows
Roof	Roof Tile/Slate

School Information

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	637
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Zoning	Resid Single Family
HOA Fees	260.68
HOA Fees Freq.	Monthly

Listing Details

Listing Office	Sandestin Real Estate
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