

\$3,000,000 - 3104 Merion Drive, Miramar Beach

MLS® #986863

\$3,000,000

4 Bedroom, 5.00 Bathroom, 4,142 sqft

Detached Single Family on 0.72 Acres

BURNT PINE, Miramar Beach, FL

Welcome to 3104 Merion Drive, an extraordinary residence located in the exclusive Burnt Pine community within Sandestin Golf & Beach Resort. This elegant four-bedroom, four-and-a-half-bath home offers over 4,100 square feet of refined living space and an exceptional outdoor retreat overlooking the 8th fairway of the Burnt Pine Golf Course. Designed for both comfort and sophistication, this home embodies the essence of coastal luxury living along Florida's Emerald Coast.

Step through the grand entryway into a light-filled interior where high ceilings, crown molding, and custom millwork create a timeless atmosphere. The open-concept layout seamlessly connects the main living areas, providing an effortless flow for entertaining and everyday living. The formal dining room and spacious living room feature large windows that frame golf course views, while the chef's kitchen is a culinary masterpiece equipped with premium appliances, a gas cooktop, double ovens, custom cabinetry, and an expansive center island. A cozy breakfast nook and adjoining family room provide the perfect gathering spaces for family and guests.

The primary suite serves as a true retreat, offering a private sitting area, dual walk-in closets, and a luxurious en suite bath with double vanities, a soaking tub, and a walk-through shower. Each of the three guest



bedrooms includes its own full bathroom, ensuring comfort and privacy for visitors. Additional features include a dedicated office, ideal for remote work or study, and a versatile bonus/media room that can be tailored to your lifestyle.

Outdoor living is at the heart of this property. The screened lanai extends the home's living space and offers a serene setting for relaxation or entertaining. Enjoy a resort-style pool and spa, a fully equipped outdoor kitchen. The expansive patio is surrounded by lush landscaping, providing a tranquil sense of privacy while capturing scenic views of the golf course.

A three-car garage and large driveway offer ample parking and storage, while meticulous attention to detail is evident throughout the property from the architectural craftsmanship to the beautifully maintained grounds. Situated on a generous 0.72-acre lot, the home provides an ideal balance of space, privacy, and connection to the outdoors.

Living in Burnt Pine at Sandestin means access to one of the Gulf Coast's most prestigious resort communities. Residents enjoy a world-class lifestyle with exclusive amenities including four championship golf courses, a private beach club on the Gulf of Mexico, tennis and pickleball courts, a full-service marina, and a state-of-the-art fitness center. The vibrant Village of Baytowne Wharf and Grand Boulevard offer fine dining, boutique shopping, entertainment, and year-round events all just minutes from your doorstep.

Built in 2003

Essential Information

MLS® #	986863
Sold Price	\$3,000,000
List Price	\$3,299,500
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	4,142
Acres	0.72
Year Built	2003
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Mediterranean
Status	Sold

Community Information

Address	3104 Merion Drive
Area	15 - Miramar/Sandestin Resort
Subdivision	BURNT PINE
City	Miramar Beach
County	Walton
State	FL
Zip Code	32550

Amenities

Amenities	BBQ Pit/Grill, Beach, Dock, Fishing, Gated Community, Golf, Marina, Short Term Rental - Not Allowed, Playground, Pool, TV Cable, Tennis, Waterfront, Pickle Ball
Utilities	Electric, Gas - Natural, Public Sewer, Public Water, TV Cable
Parking	Garage Door Opener, Golf Cart Garage
# of Garages	3
Has Pool	Yes
Pool	In Ground

Interior

Interior Features	Breakfast Bar, Vaulted Ceiling(s), Kitchen Island, Recessed Lighting, Split Bedroom, Washer/Dryer Hookup
Appliances	Dishwasher, Disposal, Dryer, Microwave, Range Hood, Refrigerator
Heating	Gas - Natural

Cooling	Central Air, Ceiling Fan(s)
Fireplace	Yes
Fireplaces	Fireplace Gas
# of Stories	2

Exterior

Exterior Features	Lawn Pump, Pool - Enclosed, Sprinkler System, Outdoor Kitchen
Lot Description	Covenants, On Golf Course
Roof	Slate
Construction	Concrete, Stucco

School Information

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	344
Zoning	Resid Single Family
HOA Fees	641
HOA Fees Freq.	Quarterly

Listing Details

Listing Office	Paradise Property Brokers Inc
----------------	-------------------------------

DISCLAIMER: Information Deemed Reliable but not guaranteed. The information being provided is for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. All listings are provided courtesy of the Emerald Coast Association of Realtors, Copyright 2026, All rights reserved.

Listing information last updated on September 13th, 2026 at 8:22am CDT