

\$3,550,000 - 3121 Merion Drive, Miramar Beach

MLS® #979622

\$3,550,000

4 Bedroom, 5.00 Bathroom, 4,919 sqft

Detached Single Family on 0.52 Acres

BURNT PINE, Miramar Beach, FL

Located in the prestigious non-rental community of Burnt Pine, this completely remodeled home enjoys exceptional privacy. Meticulously maintained and lightly used as a second home, this Mediterranean-style residence is surrounded by mature trees and backs up to the 11th fairway of the golf course. A two-car garage and a row of shuttered windows announce the covered entrance. Step inside and enter a seamless, sophisticated world where custom cabinetry and modern technology enhance the stunning floor plan. Designed for functionality and entertaining, the gracious formal dining room and living room boast custom chandeliers, a fireplace, crown molding and many extras. The custom-built bar has an integrated Sub-Zero wine cooler and is perfect for amateur mixologists to create and serve signature cocktails. Professional decor in muted tones complements the marble and hardwood flooring. The home showcases the Ferrari of kitchens with custom cabinets, high-end Wolf and Sub-Zero appliances and a walk-in butler's pantry, all designed to make entertaining easy. Two dishwashers, an under-counter beverage refrigerator, a six-burner gas stove, a double range, an ice maker and an integrated coffee station are just some of the refinements surrounding the marble-topped island. Retire to the exquisite master bedroom, which has custom cabinetry incorporating a Brown safe. The adjoining luxurious bathroom has a deep garden tub,



dual vanities and an enhanced steam shower. In addition to the master bedroom being on the first level, there is a luxury guest suite wing as well that has its own built-in refreshment center. The other two bedrooms are located on the second level; each with their own ensuite baths and private balconies. The rear courtyard wraps around a large pool and water features, overlooked by three screened porches on two levels. There's ample space for alfresco dining and relaxing in the peaceful park-like setting. A covered porch houses the outdoor kitchen, complete with a Wolf gas grill at one end and a cozy fireplace at the other. An outdoor TV and audio system make this a year-round place to enjoy. The whole house has an ultra-smart home configuration with true remote operation, allowing owners to monitor audio, video, lighting and shade control onsite or from afar. Additional upgrades include LED Lutron lighting, HighSEER air-conditioning systems, dehumidifiers, tankless hot water, an electronic door-locking system, cameras, water filtration and a water pressure booster. The upgraded landscaping includes perimeter fencing, irrigation and lighting. Surrounded by a new travertine deck, the pool has new pumps, filters and a heater. With endless golf, watersports, a marina, boutique shopping and high-end dining nearby, this Sandestin home has it all.

Built in 2003

Essential Information

MLS® #	979622
Sold Price	\$3,550,000
List Price	\$3,699,999
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1

Square Footage	4,919
Acres	0.52
Year Built	2003
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Mediterranean
Status	Sold

Community Information

Address	3121 Merion Drive
Area	15 - Miramar/Sandestin Resort
Subdivision	BURNT PINE
City	Miramar Beach
County	Walton
State	FL
Zip Code	32550

Amenities

Utilities	Electric, Gas - Natural, Phone, Public Sewer, Public Water, TV Cable
Parking	Garage Door Opener, Oversized, Garage
# of Garages	2
Has Pool	Yes
Pool	Heated, In Ground

Interior

Interior Features	Bookcases, Crown Molding, Vaulted Ceiling(s), Fireplace, Kitchen Island, Recessed Lighting, Pantry, Shelving, Washer/Dryer Hookup, Wet Bar, Woodwork Painted
Appliances	Dishwasher, Disposal, Freezer, Microwave, Double Oven, Range Hood, Refrigerator, Electric Water Heater
Heating	Central, Heat High Efficiency, Gas - Natural
Cooling	Central Air, Ceiling Fan(s)
Fireplace	Yes
Fireplaces	EPA Qualified Fireplace, Fireplace Gas
# of Stories	2

Exterior

Exterior Features	Outdoor Grill, Balcony, Private Yard, Hot Tub, Lawn Pump, Pool - Gunite Concrtr, Sauna/Steam, Outdoor Shower, Sprinkler System, Outdoor Kitchen
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Lot Description	Covenants, Cul-De-Sac, On Golf Course, Irregular Lot, Restrictions, Sidewalk, Survey Available
Windows	Double Pane Windows, Plantation Shutters
Roof	Slate
Construction	Frame, Roof Pitched, Stucco, Trim Wood
Foundation	Foundation On Piling

School Information

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	454
Zoning	Resid Single Family

Listing Details

Listing Office	Scenic Sotheby's International Realty
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