

\$2,950,000 - 3125 Merion Drive, Miramar Beach

MLS® #995208

\$2,950,000

5 Bedroom, 7.00 Bathroom, 6,438 sqft

Detached Single Family on 0.52 Acres

BURNT PINE, Miramar Beach, FL

Positioned within a gated setting known for distinction and privacy, this custom-built Mediterranean-style estate offers a rare combination of architectural presence, thoughtful design, and extensive modern upgrades. Built in 2016 on a large private lot overlooking championship fairways, the residence spans approximately 6,438 heated and cooled square feet and delivers both scale and substance in equal measure. The two-story floor plan is intentionally designed for refined entertaining and comfortable everyday living. Formal living and dining rooms anchor the main level, complemented by a generous breakfast room and an inviting den. The gourmet kitchen serves as the heart of the home and is equipped with an impressive suite of Sub-Zero, Wolf, and Bosch appliances, a walk-in pantry, and abundant storage. Rich heartwood cabinetry, solid-surface flooring, and carefully selected architectural details create a timeless interior aesthetic throughout. The first-floor primary suite is a true retreat, featuring separate his-and-her bathrooms, expansive dual closets, and an attached private study. Additional guest accommodations are thoughtfully arranged, including a suite that also functions as a pool bath. An in-home elevator provides convenient access between levels, enhancing ease of living and long-term comfort. Upstairs, the home continues to impress with a dedicated home theater room with risers and sound, along with a finished storage or flex space



featuring custom wood shelving. Storage is a standout feature, with a reinforced attic accessible via a cargo lift from the spacious three-car garage, allowing for effortless organization without sacrificing living space. Recent improvements and upgrades further elevate the property and reflect meticulous ownership. Enhancements include a Sentricon termite prevention system, rust-prevention irrigation system, seamless gutters with gutter guards, a whole-house water softener, upgraded outdoor lighting at both the front and rear of the home, and a fully fenced backyard. The pool has been refreshed with a new pump and lighting, while a dedicated well supports lawn irrigation for lush, consistent landscaping. Additional upgrades include a whole-house generator, energy-efficient construction with open-cell foam insulation, multiple high-efficiency heat pumps with UV purification systems, and extensive surround sound throughout the home, including outdoor areas and the garage. Outdoor living is anchored by a heated pool and spa surrounded by beautifully landscaped grounds, offering privacy and a tranquil, park-like backdrop along the golf course. This exceptional residence pairs classic Mediterranean architecture with modern systems, abundant storage, and thoughtful enhancements, creating a home of enduring quality and understated luxury.

Built in 2016

Essential Information

MLS® #	995208
Sold Price	\$2,950,000
List Price	\$3,300,000
Bedrooms	5
Bathrooms	7.00
Full Baths	5

Half Baths	2
Square Footage	6,438
Acres	0.52
Year Built	2016
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Mediterranean
Status	Sold

Community Information

Address	3125 Merion Drive
Area	15 - Miramar/Sandestin Resort
Subdivision	BURNT PINE
City	Miramar Beach
County	Walton
State	FL
Zip Code	32550

Amenities

Utilities	Community Sewer, Electric, Gas - Natural, Public Sewer, Public Water, TV Cable
Parking	Garage Door Opener, Oversized, Garage
# of Garages	3
Has Pool	Yes
Pool	Heated, In Ground

Interior

Interior Features	Central Vacuum, Crown Molding, Kitchen Island, Recessed Lighting, Pantry, Split Bedroom, Upgraded Media Wing, Washer/Dryer Hookup, Wet Bar, Elevator
Appliances	Cooktop, Dishwasher, Disposal, Dryer, Freezer, Microwave, Double Oven, Range Hood, Refrigerator, Washer, Tankless Water Heater
Heating	Central, Heat High Efficiency, Gas - Natural
Cooling	Central Air, Ceiling Fan(s)
# of Stories	2

Exterior

Exterior Features	Columns, Private Yard, Lawn Pump, Outdoor Shower, Sprinkler System
Lot Description	Cul-De-Sac, On Golf Course, Sidewalk

Windows	Window Bay
Roof	Concrete
Construction	Roof Pitched, Stucco

School Information

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	212
Zoning	Deed Restrictions, Resid Single Family

Listing Details

Listing Office	Scenic Sotheby's International Realty
----------------	---------------------------------------

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 7:52am CDT