

\$1,700,000 - 5313 Tivoli Drive, Miramar Beach

MLS® #964813

\$1,700,000

4 Bedroom, 6.00 Bathroom, 5,407 sqft

Detached Single Family on 0.23 Acres

TIVOLI RIDGE, Miramar Beach, FL

Luxury Lifestyle Resort Living - Beachside at an incredible price inside the gates of the Sandestin Golf & Tennis Resort. Motivated Seller - concessions possible with acceptable offer. Reasonable combined HOA fees, and a home warranty. A custom-built 5,400+ sq. ft. 4 Bedroom, 5.5 Bath is located South of US 98, over-looking the 13th fairway of Baytowne Golf Club. This 3-story home provides the ultimate venue for resort living, entertainment and the environment for luxury living. Features of this property include: A fully appointed gourmet kitchen, granite, stone and wood trim throughout, travertine and wood flooring, custom cabinetry, elevator service to all levels, private pool with hot tub, steam-shower room, luxury master bath, oversized garage, private pool, spa and so much more. The main entry is on the street level, second floor of the house. Entering from the Front Porch, through the double front doors and into the Foyer and Entry Hall, the Library/Study with built in shelving is just off the right. The large Dining Room with a wall of built in cabinets and serving counter space is to the left. The Butler's Pantry with sink is between the Dining Room and Gourmet Kitchen.

This Kitchen with loads of Granite counter space provides the layout for a culinary extravaganza. There is a 6 Burner Gas, Viking Stove with Grill, Griddle and Double Ovens nestled in a custom wood mantle with inside lined granite wall slabs and vent. Across from



the stove is a Granite topped Island with a Warming Drawer, Dual Refrigerated Drawers, and an extra wide serving drawer and there is an additional wide & deep drawer, and cabinets on the other side as well. On the other side of the Island in Kitchen stand the Sub-Zero Refrigerator & Freezer combination nested in cabinetry. The Microwave is just to the right set in the many cabinets that abound.

From the Kitchen to the Living Room there are Double Wine Racks (Capacity=50 ea.) on each side of the steps leading to the Full Wet Bar, with both Wine Cooler and Cold Storage Refrigerator, Ice Maker, Sink and ample cabinets and shelves for stock. Just to the right from the Bar is the Elevator to the other levels. From the steps of the Kitchen down to this area it becomes wide open. The light comes in through five large Floor to Ceiling Windows in this expansive Living Room overlooking the 13th fairway of the Baytowne Golf Course. Recessed angle lighting is abundant and there is a floor outlet in the center of the room for convenience. In the Living Room to the right of the corner windows is an oversize gas fireplace with glass front and is framed inside a stone mantle. Next to the fireplace to the right is a wall of custom-built shelves. On the other side of the room, to the right of the Bar on the windows side of the Living Room are steps to a door for the 18x9 Balcony overlooking the pool and golf course, and this Balcony also connects to the Kitchen on the same level through another door. There are two other entry points to this spacious Living Room. The main one is via steps with triangle platform on one side leading from the Entry Hallway which has along each wall a semi-circle cylindrical inset with directional lights above in the ceiling. The other is up the steps by the rack of wall shelves to the hallway that has the guest bath

off to the right and at the end a large Laundry Room with plenty of built-in cabinets, counter space and sink. Washer & Dryer INCLUDED!

From the Laundry Room are finished wood plank stairs leading down to the tiled First Floor Entry from the oversized Garage and two connected Covered Carport spaces in front of Garage. A few steps down in the First Level Entry leads to the spacious, tiled Family Room with Floor to Ceiling Windows and double sliding doors with plantation shutters that take you to the Covered Patio and the In-Ground Swimming Pool with Hot Tub. In this Family Room are cabinets and counters in a nook area in the back corner and there is a Kitchenette as well. There is an Exercise/Bonus Room connected that boasts 2 walls of full mirror glass, a wall of windows with plantation shutters overlooking the pool area and next to them, sliding glass doors on the fourth wall which lead to the patio and pool area. Also connected to the Family Room just before the Exercise Room, is a Steam and Shower Full Bathroom. The Fourth Bedroom, with its own Full Bath, is also located just off the Family Room as well. The First Floor Elevator is there as well for transport to the 2nd or 3rd Level.

The Elevator arrives on the Third Level in the hallway that connects with all of the upstairs bedrooms. There is stained Southern Pine flooring throughout this level with the exception of the three full bathrooms which are in each bedroom. The Master Bedroom is directly across from the Elevator access point. In the Master you have 2 walk-in-closets, a built-in cabinet and a sitting area. There is also direct door access to a Balcony overlooking the Pool and the 13th Tee Box. The extra-large all tiled Master Bath has double vanities and wood cabinets with a

make-up desk, a sizable whirlpool tub, and a roomy walk in shower with rain-fall shower head, standard shower head, hand wand and directional wall sprays. Down the hall to the right out of the Master is Bedroom 3. It is a big bedroom with a large walk-in closet and a dedicated full bath with a vanity sink and a shower tub with a wall wand in addition to a standard shower head. From this bedroom down the hall past the elevator to the right of the Master is the 2nd Bedroom. It has plenty of room with a walk-in closet and dedicated bathroom with a vanity and shower tub with both shower and hand wand heads, and enclosed by sliding glass doors. Off the hallway from the 2nd Bedroom is the large Media Room with a built-in cabinet. The open side of this room has wood railing with twisted iron spindles with baskets overlooking the Foyer and Entry. This railing is connected with the same railing of the main staircase which also has stained wood treads and connects the second and third level.

Whether as a primary residence or vacation home, this unique custom-built property, located on the beach side in the amenity filled Sandestin Golf & Tennis Resort, provides an awesome opportunity to live and experience the vacation resort lifestyle!

Built in 2002

Essential Information

MLS® #	964813
Sold Price	\$1,700,000
List Price	\$1,999,999
Bedrooms	4
Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	5,407

Acres	0.23
Year Built	2002
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Contemporary
Status	Sold

Community Information

Address	5313 Tivoli Drive
Area	15 - Miramar/Sandestin Resort
Subdivision	TIVOLI RIDGE
City	Miramar Beach
County	Walton
State	FL
Zip Code	32550

Amenities

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

Interior

Interior Features	Central Vacuum, Breakfast Bar, Bookcases, Crown Molding, Vaulted Ceiling(s), Kitchen Island, Recessed Lighting, Shelving, Walls Mirrored, Washer/Dryer Hookup, Wet Bar, Woodwork Painted, Natural Woodwork, Elevator
Appliances	Dishwasher, Disposal, Dryer, Freezer, Washer, Electric Water Heater
Heating	Central, Gas - Natural
Cooling	Central Air, Ceiling Fan(s)
Fireplace	Yes
Fireplaces	Fireplace Gas
# of Stories	3

Exterior

Exterior Features	Balcony, Columns, Hot Tub, Lawn Pump, Pool - Gunite Concrct, Sprinkler System, Rain Gutters
Lot Description	Covenants, Cul-De-Sac, On Golf Course, Restrictions

Windows	Double Pane Windows, Plantation Shutters, Window Treatments
Roof	Concrete
Construction	Block, Concrete, Stucco

School Information

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	636
Zoning	Resid Single Family

Listing Details

Listing Office	Crye-Leike Coastal Realty
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