

# \$1,300,000 - 8796 St Andrews Drive, Miramar Beach

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MLS® #1001264

**\$1,300,000**

3 Bedroom, 4.00 Bathroom, 2,998 sqft

Detached Single Family on 0.17 Acres

ST ANDREWS DRIVE AT SANDESTIN,  
Miramar Beach, FL

Rare opportunity in the highly sought-after St. Andrews neighborhood, featuring beautiful golf course views and a large private saltwater pool-- ideal for buyers seeking outdoor living and a prime golf course setting. One of the larger homes in the community, this property offers spacious living and a flexible layout well suited for full-time living or a second home.

Upon entry, you're welcomed by immediate views of mature trees framing the 10th hole on Baytowne Golf Course. The living room features soaring ceilings, upper windows, and a fireplace accented with shiplap and built-in shelving. Updated LVP flooring runs throughout the main living areas. A convenient half bath is located off the main space. Just off the main living and dining area, a sitting area overlooks the pool... ..and provides an additional spot to relax and enjoy the view. The first-floor primary suite includes a nice-sized bedroom with two closets and a private bath with walk-in closet, walk-in shower, and large bathtub. The kitchen has been upgraded with quartz countertops and LG appliances and overlooks the large screened-in saltwater pool with golf course views surrounding. Outdoor living is a standout feature with a covered patio complete with counter space, sink, and two beverage refrigerators -- all positioned to enjoy the pool and scenic backdrop. Off the kitchen is a laundry room with a small built-in desk space



and convenient access to an oversized garage.

On the second floor, an open hallway overlooks the living room and leads to two guest bedrooms, each with its own ensuite bath, offering excellent privacy for visitors. Additional highlights include a new roof installed in 2021, oversized two-car garage with storage closets, new Maytag washer/dryer purchased in 2026, and select window treatments added in 2023. Built in 1987, the home has seen thoughtful updates over time while offering an opportunity for further personalization.

Located in a tight-knit community within Sandestin, offering golf-cart access to golf, tennis, pickleball, the Marina, Baytowne Wharf, and Grand Boulevard shopping and dining. Enjoy miles of walking and biking trails, multiple golf courses, and, of course, access to the beautiful beaches of the Emerald Coast, all contributing to the sought-after resort lifestyle.

Built in 1987

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | 1001264                |
| Sold Price     | \$1,300,000            |
| List Price     | \$1,300,000            |
| Bedrooms       | 3                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,998                  |
| Acres          | 0.17                   |
| Year Built     | 1987                   |
| Type           | Detached Single Family |
| Sub-Type       | Detached Single Family |
| Style          | Mediterranean          |
| Status         | Sold                   |

## Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 8796 St Andrews Drive         |
| Area        | 15 - Miramar/Sandestin Resort |
| Subdivision | ST ANDREWS DRIVE AT SANDESTIN |
| City        | Miramar Beach                 |
| County      | Walton                        |
| State       | FL                            |
| Zip Code    | 32550                         |

## Amenities

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

## Interior

|                   |                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------|
| Interior Features | Fireplace, Washer/Dryer Hookup                                                                        |
| Appliances        | Cooktop, Dishwasher, Disposal, Dryer, Freezer, Microwave, Refrigerator, Washer, Electric Water Heater |
| Heating           | Central                                                                                               |
| Cooling           | Central Air, Ceiling Fan(s)                                                                           |
| # of Stories      | 2                                                                                                     |

## Exterior

|                   |                                            |
|-------------------|--------------------------------------------|
| Exterior Features | Pool - Enclosed, Outdoor Kitchen           |
| Lot Description   | Flood Insurance Req, On Golf Course, Level |
| Windows           | Window Treatments                          |
| Roof              | Concrete                                   |
| Construction      | Stucco                                     |

## School Information

|            |               |
|------------|---------------|
| Elementary | Van R Butler  |
| Middle     | Emerald Coast |
| High       | South Walton  |

## Additional Information

|                 |                     |
|-----------------|---------------------|
| Days on Website | 151                 |
| Zoning          | Resid Single Family |

**Listing Details**

Listing Office                      Keller Williams Realty SRB

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