$895,000 - 8822 St Andrews Drive, Miramar Beach

MLS® #988408

$895,000
3 Bedroom, 3.00 Bathroom, 2,042 sqft
Detached Single Family on 0.14 Acres

ST ANDREWS DRIVE AT SANDESTIN, Miramar Beach, FL

Perfectly positioned in the serene and sought-after enclave of St. Andrews within Sandestin Golf & Beach Resort, this charming single-level home offers timeless comfort and a peaceful retreat surrounded by nature. Nestled along a lush nature preserve with a gentle creek and stone waterfall with pond feature, the setting is truly one-of-a-kind, offering the rare privacy and tranquility so many seek within the resort's gates.

Beautifully crafted with a timeless layout and solid construction, the home combines thoughtful function with inviting spaces and abundant natural light. The split floor plan creates ideal separation, with each bedroom offering its own bath for privacy and convenience.

Step outside to the large, screened lanai and wooden deck, both perfectly positioned to take in the peaceful sights and sounds of the surrounding preserve. It's the kind of setting that invites slow mornings with coffee, quiet afternoons with a book, and peaceful evenings surrounded by nature. Few settings within the resort feel as private and restorative, where the only sounds are the rustling trees and the soft flow of water just beyond the lanai.

Inside, the home reveals a light-filled and inviting layout that balances comfort with function. The open flow between the living,

dining, and kitchen areas creates an ideal setting for both everyday living and effortless entertaining. Custom built-ins add architectural charm to the living area, while the dining space overlooks the backyard preserve and can easily transition from dining room to home theater, just as the current owners have enjoyed. The kitchen features granite countertops and natural cork flooring, unique touches that speak to the home's character and potential. Each bedroom is thoughtfully positioned for privacy, with each having access to its own bath, reflecting the home's well-designed and harmonious floor plan. The third bedroom, featuring custom-built bunks, provides flexible use as a guest room, office, or creative multi-purpose space, adaptable to any lifestyle.

Sandestin residents enjoy abundant amenities, including 5-Star golf courses, tennis and pickleball, biking and hiking trails, a 210-slip full-service marina, and the vibrant Baytowne Wharf for dining, activities, and shopping. The ever-growing Grand Boulevard Town Center, featuring Emeril's and other great restaurants, retail shopping, Starbucks, a movie theater, and Publix Grocery, is a short golf-cart ride away.

Solidly built, beautifully situated, and ready to be reimagined, this home represents a rare opportunity to create your own private haven within Sandestin's most tranquil neighborhood.

Built in 2001

Essential Information

MLS® #	988408
Sold Price	$895,000
List Price	$950,000
Bedrooms	3

Bathrooms	3.00
Full Baths	3
Square Footage	2,042
Acres	0.14
Year Built	2001
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Traditional
Status	Sold

Community Information

Address	8822 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, Phone, Public Sewer, Public Water, TV Cable
Parking	Garage Door Opener
# of Garages	2
View	Creek/Stream
Is Waterfront	Yes
Waterfront	Creek

Interior

Interior Features	Breakfast Bar, Bookcases, Crown Molding, Tray Ceiling(s), Recessed Lighting, Shelving, Split Bedroom, Washer/Dryer Hookup
Appliances	Dishwasher, Disposal, Dryer, Microwave, Refrigerator, Washer, Electric Water Heater
Heating	Central
Cooling	Central Air, Ceiling Fan(s)
# of Stories	1

Exterior

Lot Description	Covenants, Restrictions, Within 1/2 Mile to Water
Windows	Double Pane Windows, Window Treatments

Construction	Frame, Stucco
Foundation	Slab

School Information

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	323
Zoning	Resid Single Family

Listing Details

Listing Office	Compass

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