

\$2,845,000 - 1146 Troon Drive, Miramar Beach

MLS® #1007994

\$2,845,000

3 Bedroom, 4.00 Bathroom, 3,452 sqft

Detached Single Family on 0.42 Acres

Troon Drive / Sandestin, Miramar Beach, FL

VERY RARE Opportunity to own a ONE-YEAR-OLD Stunning custom home within the award-winning gated, golf community of Sandestin! PREMIER LOCATION on the 18th green of Baytowne Golf Course with panoramic golf course and lake views. Imagine being able to take your golf cart to Grand Blvd Shops, Baytowne Marina, Village of Baytowne Wharf, and the Beach, all in just minutes. Or take your golf cart across the street to the first tee of the Baytowne or Raven Golf Course! The property is very close to back gate for easy entry and exit. Take comfort in knowing you have the most up to date building codes. This custom luxury home was built with only best-in-class features. Features include screened in pool/spa area with gourmet outdoor kitchen, second floor bonus room with large balcony overlooking golf course, large master suite with double vanities and walk in shower, open floor plan with top-end quartzite countertops, custom cabinetry, 12-foot ceilings, impact windows and doors, whole home generator, private dock, and fenced yard. Open kitchen concept includes dining nook and large island. Abundant storage throughout the home. Seller is open to offering the property fully furnished. White sandy beaches are within a mile. You won't find another home this age of this quality in all Sandestin. It won't last long!

Built in 2025



Essential Information

MLS® #	1007994
Price	\$2,845,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,452
Acres	0.42
Year Built	2025
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Contemporary
Status	Active

Community Information

Address	1146 Troon Drive
Area	15 - Miramar/Sandestin Resort
Subdivision	Troon Drive / Sandestin
City	Miramar Beach
County	Walton
State	FL
Zip Code	32550

Amenities

Utilities	Public Sewer, Public Water, Underground
Parking	Garage Door Opener
# of Garages	3
View	Lake
Is Waterfront	Yes
Waterfront	Lake Front
Water View	Lake
Has Pool	Yes
Pool	Heated, In Ground

Interior

Interior Features	Bookcases, Vaulted Ceiling(s), Pantry, Washer/Dryer Hookup
Appliances	Cooktop, Dishwasher, Disposal, Microwave, Refrigerator, Gas Water Heater, Tankless Water Heater

Heating	Central
Cooling	Central Air, Ceiling Fan(s)
# of Stories	2

Exterior

Exterior Features	Balcony, Private Yard, Pool - Gunite Concrtr, Pool - Enclosed, Sprinkler System, Outdoor Kitchen
Lot Description	Cul-De-Sac, On Golf Course, See Remarks
Roof	Concrete
Construction	Frame, Brick, Stucco

School Information

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

Additional Information

Zoning	Deed Restrictions
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Listing Details

Listing Office	Community Realty Associates
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