

\$1,425,000 - 1163 N Troon Drive, Miramar Beach

MLS® #1003255

\$1,425,000

4 Bedroom, 3.00 Bathroom, 2,713 sqft

Detached Single Family on 0.36 Acres

TROON DRIVE, Miramar Beach, FL

PRICE IMPROVEMENT!! 4BR/2.5BA home in Sandestin, Miramar Beach with a heated pool and spa, included 4-seat E-Z-GO golf cart, chef's kitchen, and no short-term rentals. New A/C. Custom built by Boswell Builders in 2004 and offered by its original owners, this 2,713-square-foot home features 10- to 12-foot ceilings, crown molding, solid 8-foot doors, plantation shutters, extensive storage throughout, and three sets of French doors opening to the private pool and spa. The chef's kitchen is designed for entertaining with a 6-burner Dacor gas cooktop, built-in stainless steel and cabinet-front appliances, walk-in pantry, prep sink, wine cooler, and wet bar with ice maker. The living room features a gas fireplace, while the primary suite offers dual walk-in closets, separate vanities with skylights, and a walk-in steam shower. The Jack and Jill bath includes a Kohler walk-in spa tub and shower. Enjoy outdoor living with a summer kitchen featuring a gas grill, side burners, and sink overlooking the heated pool and spa. Additional features include updated pool equipment, hurricane shutters, built-in garage cabinetry, floored attic storage, and a homeowners insurance policy renewed in May 2026 for \$5,995, \$683 less than the prior year. Minutes from championship golf, tennis, the marina, shopping, dining, and the sugar-white beaches of the Emerald Coast.

Built in 2004



Essential Information

MLS® #	1003255
Price	\$1,425,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,713
Acres	0.36
Year Built	2004
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Other
Status	Active

Community Information

Address	1163 N Troon Drive
Area	15 - Miramar/Sandestin Resort
Subdivision	TROON DRIVE
City	Miramar Beach
County	Walton
State	FL
Zip Code	32550

Amenities

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

Interior

Interior Features	Breakfast Bar, Bookcases, Crown Molding, Vaulted Ceiling(s), Kitchen Island, Recessed Lighting, Pantry, Pull Down Stairs, Split Bedroom, Washer/Dryer Hookup, Woodwork Painted
Appliances	Cooktop, Dishwasher, Disposal, Microwave, Range Hood, Gas Water Heater
Heating	Heat Pump, Central, Heat High Efficiency, Gas - Natural

Cooling	Central Air, Ceiling Fan(s)
Fireplace	Yes
Fireplaces	Fireplace Gas
# of Stories	1

Exterior

Exterior Features	Hot Tub, Hurricane Shutters, Lawn Pump, Pool - Gunite Concrct, Pool - Enclosed, Sprinkler System, Outdoor Kitchen, Rain Gutters
Lot Description	Covenants, Curb & Gutter, Interior Lot, Level, Restrictions, Storm Sewer, Survey Available
Windows	Double Pane Windows, Tinted Windows, Plantation Shutters, Skylight(s), Window Treatments
Roof	Concrete, Slate
Construction	Roof Pitched, Stucco
Foundation	Slab

School Information

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

Additional Information

Zoning	Resid Single Family
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Listing Details

Listing Office	REV Realty
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