

\$3,790,000 - 1495 Scenic Gulf Drive, Miramar Beach

MLS® #999765

\$3,790,000

5 Bedroom, 5.00 Bathroom, 3,100 sqft

Detached Single Family on 0.23 Acres

WARREN HEIGHTS, Miramar Beach, FL

Recently reimagined from the studs out, this gulf-front residence makes an immediate impression with three levels of south-facing deck space poised above the dunes and uninterrupted views stretching across the emerald water. Offered at an exceptional value for gulf-front ownership in the Destin and Miramar Beach market, the home pairs strong short-term rental performance with a setting that puts the beach quite literally at your doorstep. Paved parking for four vehicles provides easy arrival, while the first level is arranged for comfort and flexibility. Two gulf-front bedrooms open directly to the lower deck and beach path, creating an effortless connection to the shoreline. A media room with a wet bar and refrigerator adds a second living area for movie nights, game days or a private retreat for younger guests. The layout also includes a king bedroom, a bunk room and thoughtful family-friendly touches throughout, including a private dog cove for pets up to 25 pounds. On the second floor, walls of glass frame sweeping 180-degree gulf views from nearly every angle of the main living space. The family room and dining area open to an expansive balcony through three sets of French doors, setting the stage for sunset cocktails, morning coffee and long afternoons with the sound of the waves in the background. Just beyond, the open kitchen is outfitted with stainless steel appliances, custom cabinetry, granite countertops and a generous breakfast bar designed for casual



gathering. A nearby half bath adds convenience to the main entertaining level, while a fully equipped home theater with projection TV elevates the experience for guests and owners alike. The third floor is reserved for a more private coastal escape. The gulf-front primary suite is a true sanctuary, with panoramic water views and an updated bath featuring dual vanities, a freestanding soaking tub and a walk-in shower. Two additional guest rooms, including a bunk room, are served by another full bath and offer ample accommodations for family and visitors. With no HOA, recent full-scale renovations, a new roof and projected annual income of \$275,000, this five-bedroom property stands out as a proven investment and an inviting personal retreat. Shopping, dining, golf and entertainment are all close at hand, including Silver Sands Outlet Mall, yet the true luxury here is the rare simplicity of having the beach just beyond your deck and gulf views that carry on for miles.

Built in 1994

Essential Information

MLS® #	999765
Price	\$3,790,000
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,100
Acres	0.23
Year Built	1994
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Active

Community Information

Address	1495 Scenic Gulf Drive
Area	15 - Miramar/Sandestin Resort
Subdivision	WARREN HEIGHTS
City	Miramar Beach
County	Walton
State	FL
Zip Code	32550

Amenities

Utilities	Electric, Gas - Natural, Phone, Public Sewer, Public Water, TV Cable
Parking	Converted Garage
View	Gulf
Is Waterfront	Yes
Waterfront	Gulf
Water View	Gulf

Interior

Interior Features	Breakfast Bar, Crown Molding, Recessed Lighting, Pantry, Washer/Dryer Hookup, Wet Bar
Appliances	Dishwasher, Disposal, Dryer, Microwave, Range Hood, Refrigerator, Washer, Electric Water Heater
Heating	Gas - Natural
Cooling	Central Air, Ceiling Fan(s)
# of Stories	3

Exterior

Exterior Features	Outdoor Grill, Balcony, Columns, Outdoor Shower
Lot Description	Sidewalk, Within 1/2 Mile to Water
Windows	Double Pane Windows, Window Treatments
Roof	Metal
Construction	Stucco
Foundation	Foundation On Piling

School Information

Elementary	Destin
Middle	Destin
High	Destin

Additional Information

Zoning

Resid Single Family

Listing Details

Listing Office

Scenic Sotheby's International Realty

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Listing information last updated on September 11th, 2026 at 6:22am CDT