

\$2,250,000 - 1615 San Giovanni Drive, Miramar Beach

MLS® #1011815

\$2,250,000

4 Bedroom, 4.00 Bathroom, 3,050 sqft

Detached Single Family on 0.36 Acres

GENOA, Miramar Beach, FL

Welcome to a rare opportunity in Genoa, one of the most coveted neighborhoods within Sandestin Golf and Beach Resort and currently the only home available in Genoa. Thoughtfully designed and built by CD Jones Builders in 2007, this elegant Tuscan-inspired residence offers 4 bedrooms, 4 bathrooms, and approximately 3,050 square feet of beautifully appointed living space, complete with a private pool and spa, picturesque Raven Golf Course views, lush, mature landscaping, and an oversized garage. Inside, soaring ceilings and abundant natural light create a bright and welcoming atmosphere, while a beautiful fireplace flanked by custom built-in cabinetry anchors the main living area. The home is equipped with a comprehensive smart home system, along with eight TVs connected through an added Fiber Optic with 1 gigabyte Wi-Fi speed system and four alarm cameras, bringing modern convenience and connectivity throughout the residence. The gourmet kitchen is designed with both beauty and function in mind, featuring abundant cabinetry, high-end appliances, a gas cooktop, oven/microwave set, a 42-inch GE Monogram refrigerator, Scotsman ice maker, spacious walk-in pantry, and generous storage throughout. The thoughtfully designed floor plan offers two bedrooms and two full baths on the main level, including a spacious primary suite featuring a new Helix king-size bed with adjustable base. The primary bath offers dual vanities, a separate soaking tub



and shower, while the generous walk-in closet has been professionally designed by California Closets to maximize both organization and storage. Upstairs, two additional bedrooms each offer their own ensuite bath, providing privacy and comfort for family and guests.

The outdoor living space is a true highlight of the home, creating a private resort-style retreat overlooking the Raven Golf Course. The pool and spa are fully automated with multi-color lighting, a new pool heater with various pumps installed in 2026. Lush tropical landscaping and beautifully manicured grounds surround the generous paver decking, providing ample space for lounging, entertaining, and enjoying the Florida sunshine. The new home's Rain Bird irrigation system with app-based controls makes maintaining the grounds convenient and efficient.

An oversized screened porch with a fireplace and a built-in gas 36" DCS Grill and Vent a Hood seamlessly extends the home's living and entertaining space outdoors. From sunny afternoons by the pool to relaxed evenings dining outdoors beneath the screened enclosure, this inviting setting perfectly captures the coveted Sandestin lifestyle. Additional features include a Ruud HVAC system with variable speed fans and compressors, smart thermostats, a water heater installed in 2021, and an oversized two-car garage with a dedicated golf cart entry and door, offering generous space for vehicles, a golf cart, and custom built-in storage closets.

With exceptional craftsmanship, thoughtful smart-home technology, a versatile floor plan, beautifully designed outdoor living spaces, private pool and spa, Raven Golf Course views, and an exceptional location within Genoa, this distinctive residence presents a rare opportunity to enjoy the very best of

Sandestin Golf and Beach Resort.

A complete list of exclusions is available in the Documents section of MLS.

As an introduction to the Sandestin lifestyle, we invite our new owners to explore amenities that make Sandestin special. The listing brokerage is presenting the buyer(s) of this property with (2) 90-minute rounds of Tennis court time, a golf foursome at one of our three championship courses, and a round of golf for up to four (4) players at the unrivaled Burnt Pine Golf Club.

Sandestin Golf and Beach Resort features more than seven miles of beaches and pristine bay front, four championship golf courses, 15 world-class tennis courts, a 226-slip marina, a fitness center, spa and celebrity chef dining. Shop, dine and play at the charming pedestrian village, The Village of Baytowne Wharf and more. Inside the gates of the resort, residents enjoy a balanced lifestyle of high-class living, spanning the 2,400 acres from the beach to the bay. Everything within the gates of the resort is accessible by golf cart or bicycle. The entire resort is interconnected by miles of pedestrian, bike and golf cart paths that weave through groves of live oaks, meandering past natural lagoons, fountains, man-made lakes, and meticulously landscaped fairways.

Built in 2006

Essential Information

MLS® #	1011815
Price	\$2,250,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4

Square Footage	3,050
Acres	0.36
Year Built	2006
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Mediterranean
Status	Active

Community Information

Address	1615 San Giovanni Drive
Area	15 - Miramar/Sandestin Resort
Subdivision	GENOA
City	Miramar Beach
County	Walton
State	FL
Zip Code	32550

Amenities

Utilities	Electric, Gas - Natural, Public Sewer, Public Water, TV Cable
Parking	Garage Door Opener, Golf Cart Garage, Oversized, Garage
# of Garages	3
View	Lake
Water View	Lake
Has Pool	Yes
Pool	Heated, In Ground

Interior

Interior Features	Breakfast Bar, Bookcases, Vaulted Ceiling(s), Fireplace, Kitchen Island, Recessed Lighting, Pantry, Split Bedroom, Washer/Dryer Hookup
Appliances	Cooktop, Dishwasher, Dryer, Microwave, Range Hood, Washer, Electric Water Heater
Heating	Central, Gas - Natural
Cooling	Central Air, Ceiling Fan(s)
Fireplace	Yes
Fireplaces	EPA Qualified Fireplace
# of Stories	2

Exterior

Exterior Features	Outdoor Grill, Private Yard, Hot Tub
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Lot Description	Interior Lot
Windows	Plantation Shutters, Window Treatments
Roof	Slate
Construction	Stucco

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	The Agency Northwest Florida Beaches
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