

\$3,750,000 - 1641 Scenic Gulf Drive, Miramar Beach

MLS® #1001490

\$3,750,000

6 Bedroom, 5.00 Bathroom, 3,060 sqft

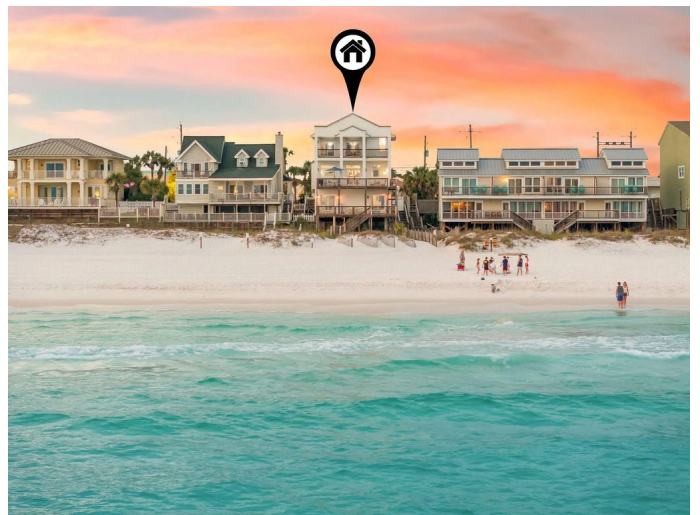
Detached Single Family on 0.23 Acres

WARREN HEIGHTS, Miramar Beach, FL

1641 Scenic Gulf Drive is a clean Gulf front position set directly on the sand with unobstructed exposure to the water and no interruption to the sight lines. It is a straightforward execution of what matters in this segment. Immediate beach access, strong vertical separation of living, and a floor plan that consistently pulls the Gulf into focus. The entry level is built for function. Two Gulf front bedrooms sit directly on the sand line, each with access to the rear decks and private walkover. A Jack and Jill bath keeps the layout efficient and durable for both personal use and rental rotation. It does exactly what it needs to do. Close to the water, easy in and out, no wasted space.

Upstairs is where the home opens up. The main living level is fully oriented to the Gulf, with floor to ceiling glass carrying views across the entire living, dining, and kitchen footprint. The kitchen is practical and well scaled with stainless appliances, granite surfaces, and custom cabinetry, positioned to stay engaged with the living space rather than separated from it. A gas fireplace anchors the room without competing with the view. A guest suite with a private bath is set off the main area, convenient but not intrusive.

Outdoor living is handled simply and correctly. Wide decks and covered porches extend the main level, creating usable space that stays connected to the interior. A direct staircase



runs from the second floor to the beach, paired with an outdoor shower. Functional, expected, and executed without complication.

The top floor is reserved for the primary, which is where the elevation pays off. The suite is positioned to capture the full Gulf exposure, with a recently updated bath that follows the same orientation. Dual vanities, walk in shower, and soaking tub all aligned with the view. An additional ensuite bedroom on this level adds flexibility without taking away from the primary's presence.

The supporting pieces are in place. Ample parking, a two car garage, and real storage for beach equipment. Details that matter day to day and translate directly to rental performance.

Set along Scenic Gulf Drive with quick access to the restaurants, retail, and resort infrastructure of Miramar Beach, this is a no miss Gulf front offering. It is positioned correctly, laid out correctly, and built around the one thing buyers are here for, the water.

Built in 2000

Essential Information

MLS® #	1001490
Price	\$3,750,000
Bedrooms	6
Bathrooms	5.00
Full Baths	5
Square Footage	3,060
Acres	0.23
Year Built	2000
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House

Status	Active
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Community Information

Address	1641 Scenic Gulf Drive
Area	15 - Miramar/Sandestin Resort
Subdivision	WARREN HEIGHTS
City	Miramar Beach
County	Walton
State	FL
Zip Code	32550

Amenities

Utilities	Electric, Phone, Public Sewer, Public Water, TV Cable
Parking	Converted Garage, Other
# of Garages	2
View	Gulf
Is Waterfront	Yes
Waterfront	Gulf
Water View	Gulf

Interior

Interior Features	Fireplace, Recessed Lighting, Owner's Closet, Pantry, Washer/Dryer Hookup
Appliances	Dishwasher, Disposal, Dryer, Microwave, Refrigerator, Electric Water Heater
Heating	Central
Cooling	Central Air, Ceiling Fan(s)
# of Stories	3

Exterior

Exterior Features	Balcony, Outdoor Shower
Lot Description	Easements, Sidewalk, Within 1/2 Mile to Water
Windows	Window Treatments
Roof	Metal
Construction	Stucco

School Information

Elementary	Van R Butler
Middle	Emerald Coast

High South Walton

Additional Information

Zoning Resid Single Family

Listing Details

Listing Office Compass

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