

\$4,490,000 - 200 Overlook Drive, Miramar Beach

MLS® #1006440

\$4,490,000

6 Bedroom, 5.00 Bathroom, 4,586 sqft

Detached Single Family on 0.43 Acres

GULF PINES, Miramar Beach, FL

Set among mature, moss-draped oaks in the low-density enclave of Gulf Pines, this 2025 new-construction compound pairs the polish of fresh build with the rooted, settled feeling those trees only give a property over time. Five bedrooms in the main house, a freestanding studio carriage house over a three-car garage, a saltwater pool, and a sprawling lawn-and-turf yard sit behind the privacy walls of a gated compound, with a large motor court for eight vehicles. Private deeded beach access is moments away.

Inside, casement windows and a wall of Florida glass wash the main living room in light, anchored by a stacked-stone fireplace with a Heat & Glo insert and pre-wired for a mounted television. Wood beams draw you toward a fully custom kitchen: stained maple cabinetry, a six-burner-plus-griddle JennAir gas range with dual ovens, a 48-inch Sub-Zero French-door refrigerator, Bosch dishwasher, commercial-grade vent hood, and a Calacatta marble island. The dining room opens through a four-panel Euro wall directly to the covered al fresco porch and pool deck, with space for a banquet table that seats the whole family. Tucked beneath the steel-and-maple view-rail staircase, a wet bar with leathered-stone counters, beverage fridge, and a private pool door makes hosting effortless. The main-level primary suite is its own retreat, opening through a three-panel Euro wall, with a hammered-finish chandelier, dual vanities, and an oversized shower clad in 42-inch marble tile



set vertically beneath a frosted transom. The 12-by-12 walk-in closet has it all: multi-height hanging, angled shoe shelving, built-in drawers, and overhead storage for luggage and seasonal pieces.

Upstairs, a light-filled landing doubles as a game room or lounge, and a second primary suite anchors the floor with his-and-hers closets, a dual vanity, and a vertically laid marble shower. Two additional guest rooms share a Jack-and-Jill bath with Brizo fixtures, subway tile, and a private water closet; an elevated roofline gives one guest room eleven-foot ceilings. An additional guest room is ideal for an office or bunk room with a Romeo and Juliet balcony. A second laundry room serves the upper level.

Above the garage, the private studio carriage house has its own entrance, a fully tiled walk-in shower, an oversized vanity with a makeup area, a kitchenette, and flex space for guests, extended family, a caretaker, or rental income.

Outside, the oversized saltwater pool features a three-step entry, a tanning shelf, bench seating, and a sunning deck. A separate turf zone is ready for cornhole, ping-pong, volleyball, or a playground, with an outdoor shower close by.

Situated within the established Gulf front community of Gulf Pines, this organically planned neighborhood offers architectural significance blended with classic old Florida charm and an amazing community beach with deeded access.

Built in 2025

Essential Information

MLS® #	1006440
Price	\$4,490,000
Bedrooms	6

Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	4,586
Acres	0.43
Year Built	2025
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Other
Status	Active

Community Information

Address	200 Overlook Drive
Area	15 - Miramar/Sandestin Resort
Subdivision	GULF PINES
City	Miramar Beach
County	Walton
State	FL
Zip Code	32550

Amenities

Utilities	Electric, Gas - Natural, Public Sewer, Public Water, TV Cable
Parking	Garage Detached, Oversized, Garage
# of Garages	3
Has Pool	Yes
Pool	Heated, In Ground

Interior

Interior Features	Breakfast Bar, Crown Molding, Fireplace, In-Law Floorplan, Kitchen Island, Pantry, Washer/Dryer Hookup, Wet Bar
Appliances	Dishwasher, Disposal, Microwave, Range Hood
Heating	Gas - Natural
Fireplace	Yes
Fireplaces	Fireplace Gas
# of Stories	2

Exterior

Exterior Features	Balcony, Private Yard, Pool - Gunite Concrtr, Sprinkler System
Lot Description	Within 1/2 Mile to Water

Windows	Window Treatments
Roof	Metal
Construction	Frame, Siding Brick Some, Stucco, Siding CmntFbrHrdBrd

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	Scenic Sotheby's International Realty
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