

\$2,490,999 - 205 Sugar Sand E, Mexico Beach

MLS® #990747

\$2,490,999

5 Bedroom, 5.00 Bathroom, 3,477 sqft

Detached Single Family

Sugar Sand, Mexico Beach, FL

Introducing a striking four-level coastal haven that rises above Sugar Sand's quiet shoreline with style, comfort, and rare panoramic gulf views. Thoughtfully crafted in 2025 and fully furnished for an effortless arrival, this 3,477-sq.-ft. residence pairs modern architecture with refined coastal design to create an elevated retreat only steps from the beach.

Set on an X-flood-zone homesite with impressive third-tier gulf vistas, the home offers a layout designed for both privacy and connection. Multiple king suites span the second and third floors, each with walk-in closets, custom shelving, and serene ensuite baths. A bunk room on the upper level adds family-friendly flexibility, while a private elevator glides between all four floors for seamless movement. The main living level is airy and inviting, wrapped in soft coastal tones and anchored by an open chef's kitchen with quartz surfaces, a generous island, premium appliances, and abundant storage. Recessed lighting, crown molding, intentional detailing, and curated furnishings elevate every space, creating a refined atmosphere suited for extended stays or high-demand rental appeal.

At the top of the home, a coveted fourth-story viewing balcony delivers an unforgettable vantage point where sweeping gulf horizons and postcard sunsets feel close enough to touch. Morning coffee and evening wine both



find their perfect moment here.

An expansive driveway and covered parking accommodate six or more vehicles, offering a rare level of convenience for beach living. Outside, the gated Sugar Sand community enhances the experience with quiet streets, deeded beach access points, and anticipated resort-style amenities, including a gulf-front clubhouse with pool and fitness center, boutique shopping, dining, and landscaped common areas.

Steps from the uncrowded shoreline of Mexico Beach and designed for comfort, longevity, and turnkey enjoyment, this remarkable coastal residence presents a rare chance to own a brand-new, fully furnished luxury home in one of the Forgotten Coast's most desirable settings.

Built in 2025

Essential Information

MLS® #	990747
Price	\$2,490,999
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,477
Year Built	2025
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Active

Community Information

Address	205 Sugar Sand E
Area	27 - Bay County
Subdivision	Sugar Sand

City	Mexico Beach
County	Bay
State	FL
Zip Code	32456

Amenities

Utilities	Gas - Natural, Public Sewer, Public Water, Underground
Parking	Other, Carport, See Remarks
View	Gulf
Water View	Gulf

Interior

Interior Features	Kitchen Island, Elevator
Appliances	Dishwasher, Disposal, Dryer, Microwave, Washer
Heating	Gas - Natural
Cooling	Central Air
# of Stories	3

Exterior

Exterior Features	Balcony
Roof	Metal

School Information

Elementary	St. Joe
Middle	St. Joe
High	St. Joe

Additional Information

Zoning	Resid Single Family
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Listing Details

Listing Office	Scenic Sotheby's International Realty
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