

\$2,390,999 - 209 Sugar Sand E, Mexico Beach

MLS® #990746

\$2,390,999

5 Bedroom, 5.00 Bathroom, 3,378 sqft

Detached Single Family

Sugar Sand, Mexico Beach, FL

This thoughtfully crafted coastal haven rises just moments from the quiet shoreline, offering sunlit interiors, refined finishes, and outdoor spaces that turn evenings into memories. With multiple king suites, generous gathering areas, and breezy upper-level porches that catch soft gulf views, the home is designed to host large families and groups with comfort and style.

A spacious fire pit anchors the backyard for starlit nights and relaxed conversation, while the chef-inspired kitchen, butler's pantry, and open living room set the stage for effortless entertaining. Across three beautifully planned levels, every detail invites unwinding, reconnecting, and savoring the slower rhythm of the coast. On the entry level, a welcoming foyer leads to ample under-house parking, ideal for guests arriving with beach gear or carts. The main living floor unfolds with an expansive gathering space, anchored by a polished kitchen with high-end appliances, a beverage cooler, a wet bar, and island seating for five. A dining area for 10 keeps everyone connected during meals, and a serene king suite completes this level.

Upstairs, two primary suites offer private balconies and spa-like baths with walk-in showers and double vanities. Another king bedroom and a bunk room with twin-over-twin bunks share a hall bath with a tub and shower combination. A dedicated laundry room with a soaking sink adds convenience for extended



stays.

Outdoor living is every bit as inviting as the interiors. Covered porches offer shaded spots for morning coffee or afternoon reading, and the large custom fire pit creates an intimate focal point for gathering after sunset. High-speed Wi-Fi, smart TVs, and thoughtful touches throughout ensure comfort for every guest.

Parking is generous, with room for four to five vehicles in the driveway and access to abundant overflow parking nearby. Electric golf carts are permitted, making it easy to reach the beach and explore the surrounding area.

Set within a private, gated coastal enclave, the home enjoys walkability to quiet gulf-front sand, future community amenities, and the conveniences of nearby shops and dining. With new-construction craftsmanship, multiple king suites, peek-a-boo gulf views, and a layout perfectly suited for groups, this exceptional retreat pairs modern comfort with a relaxed coastal spirit.

Built in 2025

Essential Information

MLS® #	990746
Price	\$2,390,999
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,378
Year Built	2025
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House

Status	Active
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Community Information

Address	209 Sugar Sand E
Area	27 - Bay County
Subdivision	Sugar Sand
City	Mexico Beach
County	Bay
State	FL
Zip Code	32456

Amenities

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

Interior

Appliances	Dishwasher, Disposal, Dryer, Microwave, Washer
Heating	Gas - Natural
Cooling	Central Air
# of Stories	2

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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