

\$3,995,000 - 212 Driftwood Road, Miramar Beach

MLS® #994646

\$3,995,000

8 Bedroom, 10.00 Bathroom, 6,544 sqft

Detached Single Family on 0.63 Acres

DRIFTWOOD, Miramar Beach, FL

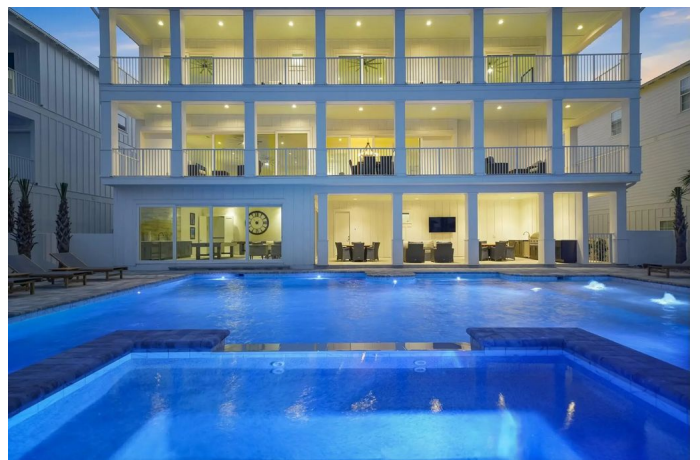
Welcome to Hypnautic â€” a luxury beach retreat spanning 6,650 square feet across three expansive levels, plus a fourth-floor rooftop observation deck with panoramic Gulf views.

Designed to impress and perform, this home comfortably accommodates up to 30 guests while offering parking for 10+ vehicles, making it ideal for large groups, events, and high-end short-term rentals. A short walk to the beach is complemented by an exceptional private resort setting at home.

The outdoor living experience rivals a boutique resort, featuring a heated pool and spa, in-pool concrete picnic table, Royal Teak furnishings, and a fully equipped outdoor kitchenâ€”all surrounded by low-maintenance, lifelike synthetic turf for year-round beauty. Inside, expansive floor-to-ceiling sliding glass doors on the first and second levels create seamless indoor-outdoor living with a California-coastal feel. Entertainment is taken to the next level with a multi-level in-home movie theater, elevator, whole-home Sonos system, multiple arcade games, and pool table.

Thoughtfully engineered as a true high-performance rental, the home maximizes sleeping capacity without sacrificing quality or design. Offered fully furnished and rental-ready, this no-HOA property carries an estimated projected annual income of nearly \$400,000.

Hypnautic isn't just a beach house it's a turn-key luxury experience built to entertain,



impress, and perform.

Built in 2020

Essential Information

MLS® #	994646
Price	\$3,995,000
Bedrooms	8
Bathrooms	10.00
Full Baths	9
Half Baths	1
Square Footage	6,544
Acres	0.63
Year Built	2020
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Active

Community Information

Address	212 Driftwood Road
Area	15 - Miramar/Sandestin Resort
Subdivision	DRIFTWOOD
City	Miramar Beach
County	Walton
State	FL
Zip Code	32550

Amenities

Utilities	Electric, Gas - Natural, Public Sewer, Public Water
View	Gulf
Water View	Gulf
Has Pool	Yes
Pool	Heated

Interior

Interior Features	Kitchen Island, Wet Bar, Elevator
Appliances	Dishwasher, Disposal, Dryer, Microwave, Washer, Electric Water Heater

Heating	Gas - Natural
# of Stories	4

Exterior

Exterior Features	Outdoor Grill, Balcony, Private Yard, Hot Tub, Outdoor Shower
Lot Description	Within 1/2 Mile to Water
Windows	Storm Window(s), Window Treatments
Roof	Metal
Construction	Siding CmntFbrHrdBrd

School Information

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

Additional Information

Zoning	Resid Single Family
--------	---------------------

Listing Details

Listing Office	EXP Realty LLC
----------------	----------------

DISCLAIMER: Information Deemed Reliable but not guaranteed. The information being provided is for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. All listings are provided courtesy of the Emerald Coast Association of Realtors, Copyright 2026, All rights reserved. Vendors Member Number : 28325
Listing information last updated on September 13th, 2026 at 7:07am CDT