

\$2,439,995 - 225 E Sugar Sands, Mexico Beach

MLS® #1003148

\$2,439,995

5 Bedroom, 8.00 Bathroom, 3,375 sqft

Detached Single Family

Sugar Sand, Mexico Beach, FL

Set behind the gates of Sugar Sand, this custom-built 2023 coastal retreat offers the perfect blend of luxury design, modern functionality, and strong rental potential. Fully furnished and turnkey, the home is ready for immediate enjoyment or investment use with no updates or additional outfitting needed. Spanning three levels with elevator access throughout, the thoughtfully designed layout accommodates multi-generational living and effortless guest comfort. Featuring five spacious ensuite bedrooms, five full baths, and one half bath, the home provides privacy and convenience for owners and guests alike. The open-concept main living area showcases vaulted ceilings, abundant natural light, and a chef's kitchen complete with gas appliances, oversized island, and upscale finishes ideal for entertaining. Multiple Gulf-view decks extend the living space outdoors, creating inviting areas for relaxing, dining, and enjoying sunset views. The private heated saltwater pool with spillover spa serves as the centerpiece of the outdoor space, complemented by an outdoor kitchen with grill and ice maker, outdoor shower, and convenient poolside half bath. Additional highlights include covered parking for up to six vehicles, elevator access to all floors, and a location in desirable Flood Zone X. The home's layout, amenities, and low-maintenance construction align perfectly with the growing demand for high-end short-term rental properties along the Forgotten Coast. Sugar Sand is a gated



community offering dedicated beach access with boardwalk and golf cart parking, a community pool, fitness center, underground utilities, and professionally maintained grounds through the HOA. Combining upscale coastal living with exceptional functionality and income-producing potential, this property presents a rare opportunity to own a luxury beach home in one of Mexico Beach most sought-after communities.

Built in 2023

Essential Information

MLS® #	1003148
Price	\$2,439,995
Bedrooms	5
Bathrooms	8.00
Full Baths	5
Half Baths	3
Square Footage	3,375
Year Built	2023
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Active

Community Information

Address	225 E Sugar Sands
Area	27 - Bay County
Subdivision	Sugar Sand
City	Mexico Beach
County	Bay
State	FL
Zip Code	32456

Amenities

Utilities	Electric, Public Sewer, Public Water, TV Cable, Underground
Parking	Garage Door Opener

# of Garages	2
View	Gulf
Water View	Gulf
Has Pool	Yes
Pool	Heated, In Ground

Interior

Interior Features	Kitchen Island, Recessed Lighting, Owner's Closet, Pantry, Wallpaper, Washer/Dryer Hookup, Elevator
Appliances	Dishwasher, Dryer, Microwave, Range Hood, Washer, Tankless Water Heater
Heating	Central
Cooling	Central Air, Ceiling Fan(s)
# of Stories	3

Exterior

Exterior Features	Outdoor Grill, Balcony, Private Yard, Hot Tub, Outdoor Shower
Lot Description	Covenants, Interior Lot, Restrictions, Survey Available, Within 1/2 Mile to Water
Windows	Window Treatments
Roof	Metal
Construction	Other

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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