

\$3,295,000 - 226 Dunes Drive, Mexico Beach

MLS® #1013562

\$3,295,000

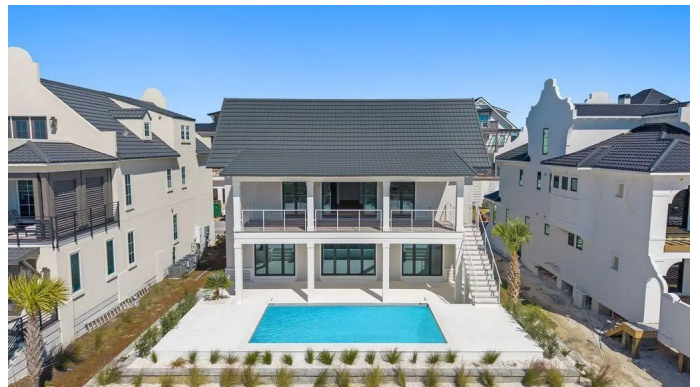
5 Bedroom, 5.00 Bathroom, 3,763 sqft

Detached Single Family on 1.07 Acres

Sugar Sand, Mexico Beach, FL

Nestled in the exclusive Sugar Sand community, this custom Gulf-front home offers high-end finishes, breathtaking views, and private beach access. Designed for luxury and relaxation, this five-bedroom, five-bathroom retreat is perfect as a personal getaway or premium rental investment. Enjoy unobstructed Gulf views from the back porch and reverse infinity-edge pool, with a private community boardwalk leading to golf cart beach access. Inside, black-frame windows, Catalina Black Label wood flooring, and a serene ocean-inspired color palette create a refined coastal ambiance. The shiplap stairwell with scone lighting adds a touch of elegance. The entry-level features a guest suite with a private bath, a sitting area, and direct access to the pool terrace. Two additional suites offer privacy and Gulf views. Upstairs, the main living, dining, and kitchen areas boast soaring ceilings and panoramic vistas, with three sets of double doors opening to the covered balcony. The primary and an additional guest suite include spa-inspired en-suite baths with luxury brushed gold fixtures from the Momenti and Riu collections. Midway between Mexico Beach and Tyndall Air Force Base, this private, gated community offers a clubhouse, fitness center, community pool, and golf cart access to the beach. This Gulf-front estate is a rare opportunity for a luxury coastal retreat with strong rental potential.

Built in 2025



Essential Information

MLS® #	1013562
Price	\$3,295,000
Bedrooms	5
Bathrooms	5.00
Full Baths	5
Square Footage	3,763
Acres	1.07
Year Built	2025
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Other
Status	Active

Community Information

Address	226 Dunes Drive
Area	27 - Bay County
Subdivision	Sugar Sand
City	Mexico Beach
County	Bay
State	FL
Zip Code	32456

Amenities

Utilities	Electric, Public Sewer, Public Water
View	Gulf
Is Waterfront	Yes
Waterfront	Gulf
Water View	Gulf
Has Pool	Yes
Pool	Above Ground

Interior

Interior Features	Vaulted Ceiling(s), Kitchen Island, Recessed Lighting, Pantry, Washer/Dryer Hookup
Appliances	Dishwasher, Disposal, Microwave, Tankless Water Heater
Heating	Central
Cooling	Central Air
# of Stories	2

Exterior

Exterior Features	Balcony, Pool - Gunite Concr
Lot Description	See Remarks, Sidewalk, Within 1/2 Mile to Water
Roof	Metal
Construction	Other

School Information

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

Additional Information

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

Listing Details

Listing Office	Scenic Sotheby's International Realty
----------------	---------------------------------------

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, Copyright2026, All rights reserved.Vendors Member Number : 28325
Listing information last updated on October 8th, 2026 at 5:37pm CDT