

\$4,500,000 - 274 Overlook Drive, Miramar Beach

MLS® #1009807

\$4,500,000

6 Bedroom, 8.00 Bathroom, 4,595 sqft

Detached Single Family on 0.31 Acres

GULF PINES, Miramar Beach, FL

Welcome to 274 Overlook Drive in Gulf Pines, a 2025 custom-built home by Castle Construction. Gulf Pines is located on the Gulf of America with over 1300 feet of private deeded beach for owners and their guests. There are 6 oversized bedrooms all with ensuite bathrooms, two are primary bedroom suites. This home has an elevator for ease of access to all 3 floors. The 1st floor has a private bedroom with outdoor patio. Off the main foyer, French doors lead to a built-in summer kitchen with a large outdoor living space, outdoor shower, and half bath. There is room for a future pool and hot tub next to the outdoor living area on the 1st level. The main living area is on the 2nd floor and has an open concept floor plan with beautiful wood beams with an additional outdoor dining area and outdoor living area, perfect for entertaining family and friends. The kitchen features professional grade stainless steel appliances with custom cabinets and beautiful quartz countertops. Just off the kitchen is a butler's pantry with prep sink and beverage center and custom cabinetry. The 2nd floor also has 2 bedrooms, a laundry room, and a half bath. The 3rd floor features a family room with built-in wet bar and an oversized balcony with panoramic views of the Gulf of Mexico. The 3rd floor has 3 bedrooms; the 2nd primary bedroom suite, as well as guest bedroom 5 and 6. Guest bedroom #6 has custom built bunks to accommodate additional sleeping. There is also a 2nd laundry room on the 3rd



floor. Buyer to verify all information deemed important to buyer.

Built in 2025

Essential Information

MLS® #	1009807
Price	\$4,500,000
Bedrooms	6
Bathrooms	8.00
Full Baths	6
Half Baths	2
Square Footage	4,595
Acres	0.31
Year Built	2025
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Active

Community Information

Address	274 Overlook Drive
Area	15 - Miramar/Sandestin Resort
Subdivision	GULF PINES
City	Miramar Beach
County	Walton
State	FL
Zip Code	32550

Amenities

Utilities	Community Sewer, Electric, Gas - Natural, Public Sewer, Public Water, TV Cable
Parking	Garage Door Opener, Guest
# of Garages	2
View	Gulf
Water View	Gulf

Interior

Interior Features	Beamed Ceilings, Crown Molding, Kitchen Island, Recessed Lighting,
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	Pantry, Washer/Dryer Hookup, Elevator
Appliances	Dishwasher, Disposal, Dryer, Range Hood, Refrigerator, Washer
Heating	Central, Heat High Efficiency, Gas - Natural
Cooling	Central Air, Ceiling Fan(s)
# of Stories	3

Exterior

Exterior Features	Outdoor Grill, Outdoor Shower, Outdoor Kitchen
Lot Description	Corner Lot, Within 1/2 Mile to Water
Windows	Window Treatments
Roof	Metal
Construction	Siding Brick Some, Siding CmntFbrHrdBrd

School Information

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

Additional Information

Zoning	Resid Single Family
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Listing Details

Listing Office	Beach Sunsets Inc
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