

\$4,400,000 - 3127 Merion Drive, Miramar Beach

MLS® #999941

\$4,400,000

4 Bedroom, 6.00 Bathroom, 6,568 sqft
Detached Single Family on 0.72 Acres

BURNT PINE, Miramar Beach, FL

A double lot in the heart of Burnt Pine -- one of the few in the neighborhood -- sets this 2020-built contemporary apart before you even walk in. Two private garage-apartment suites, each with its own separate entrance, give guests, extended family, or staff true independence from the main house. Inside, soaring ceilings frame a chef's kitchen and a first-floor primary suite with fireplace and sitting area, while a home theater flows into the game room and out to nearly 700 square feet of enclosed, year-round outdoor living overlooking the pool, spa, and the 11th hole of the Burnt Pine golf course. Thanks to a lighter tree line than neighboring lots, this backyard also happens to be one of the few in Burnt Pine with a clear view of the summer fireworks. Offered fully furnished, with a number of features custom-built specifically for this home. A rare combination of scale, privacy, and setting -- even by Burnt Pine standards. Welcome to 3127 Merion Drive, a premier contemporary residence located within the exclusive Burnt Pine enclave of Sandestin Golf & Beach Resort in Miramar Beach, Florida. Positioned on a private cul-de-sac and backing to the golf course, this luxury property offers approximately 6,568 heated and cooled square feet on a .72-acre lot, delivering privacy, scale, and resort-style living.

This 4-bedroom, 5.5-bath home is thoughtfully designed with each bedroom offering a full ensuite bathroom, providing comfort and



ENHANCED FEATURE LIST

SOME HOMES ARE BUILT. THIS ONE WAS CRAFTED.

	CUSTOM BUILT to owners precise specifications		NEVER BEFORE LISTED on the market for sale
	SUPERIOR PLACEMENT on the 11 th hole with Sandestin fireworks visible from the backyard.		4 ADDITIONAL INTERIOR BONUS SPACES Theater, Game Room, Office and Exercise Room
	2ND LARGEST HOME on Merion Drive		GUINNESS BOOK OF WORLD RECORD for largest on-suite bathroom. <i>(Not really but it feels like it)</i>
	BIGGEST ACTIVE LISTING on the golf course		OUTDOOR KITCHEN includes remote controlled screen for open or closed living and flows nicely to the saltwater pool
	ALL 4 BEDROOMS have full bathrooms		YOUR BUTLER WILL LOVE their own pantry/mini kitchen. He may have to visit the wine room occasionally
			FULLY FENCED AND PRIVATE BACKYARD where every sunset comes to life.

privacy for residents and guests alike. In addition to the primary living spaces, the home features three dedicated bonus rooms: a private theater room, a fully equipped exercise room, and a game room located just off the covered patio--creating multiple lifestyle and entertainment zones within the home.

The architectural design emphasizes clean modern lines, vaulted and beamed ceilings, and expansive natural light throughout. Multiple gas fireplaces anchor key living areas, adding warmth and ambiance. The chef's kitchen is centrally located and includes a large island with breakfast bar, premium appliances, wine refrigerator, pantry, and seamless flow into the main living and dining areas.

The first-floor primary suite is designed as a private retreat, featuring a sitting area, fireplace, huge walk-in closet, and a spa-style bathroom with double vanity, soaking tub, and separate shower complete with steam room.

Outdoor living is a defining feature of this property. The oversized covered patio functions as a true year-round living space, ideal for dining, relaxing, and entertaining. This area transitions effortlessly to the secluded backyard with a heated pool, hot tub, cabana, and fenced yard--all overlooking the Burnt Pine golf course and is home to breath taking sunsets.

Additional features include a 3.5-car garage with golf cart parking, partial furnishings for convenience, and access to Sandestin's full suite of resort amenities including beach access, marina, golf, tennis, pickleball, and more.

Located in Walton County within close proximity to dining, shopping, and the Emerald

Coast's white sand beaches, this home offers a blend of modern design, privacy, and resort lifestyle living.

Keywords:

Burnt Pine home for sale, Sandestin luxury home, Miramar Beach golf course property, Walton County luxury real estate, contemporary home Florida Gulf Coast, Sandestin Golf and Beach Resort property, Northwest Florida luxury home, gated golf community home Florida, resort lifestyle home Miramar Beach, modern home with pool Sandestin, indoor outdoor living luxury home, South Walton real estate listing, Emerald Coast luxury real estate, golf course home Florida Panhandle, large luxury home Sandestin, 6500 square foot home Florida, upscale Miramar Beach property, Burnt Pine real estate listing, Sandestin resort living home.

Compliance Note:

Buyer to verify all dimensions, measurements, and information deemed important. Information is believed to be accurate but not guaranteed.

Built in 2020

Essential Information

MLS® #	999941
Price	\$4,400,000
Bedrooms	4
Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	6,568
Acres	0.72
Year Built	2020
Type	Detached Single Family
Sub-Type	Detached Single Family

Style	Contemporary
Status	Active

Community Information

Address	3127 Merion Drive
Area	15 - Miramar/Sandestin Resort
Subdivision	BURNT PINE
City	Miramar Beach
County	Walton
State	FL
Zip Code	32550

Amenities

Utilities	Electric, Gas - Natural, Public Sewer, Public Water, TV Cable
Parking	Garage Door Opener, Golf Cart Garage
# of Garages	4
Has Pool	Yes
Pool	Heated, In Ground

Interior

Interior Features	Breakfast Bar, Beamed Ceilings, Tray Ceiling(s), Vaulted Ceiling(s), Fireplace, Fireplace 2+, Kitchen Island, Recessed Lighting, Pantry, Shelving, Washer/Dryer Hookup
Appliances	Dishwasher, Disposal, Dryer, Microwave, Range Hood, Refrigerator, Washer, Electric Water Heater
Heating	Central, Gas - Natural
Cooling	Central Air, Ceiling Fan(s)
Fireplace	Yes
Fireplaces	EPA Qualified Fireplace, Fireplace Gas
# of Stories	2

Exterior

Exterior Features	Private Yard, Hot Tub, Lawn Pump, Pool - Gunite Concrct, Sauna/Steam, Rain Gutters
Lot Description	Cul-De-Sac, On Golf Course, Sidewalk, Within 1/2 Mile to Water
Windows	Double Pane Windows, Plantation Shutters, Window Treatments
Roof	Shake
Construction	Stucco

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	World Impact Real Estate
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