

\$3,595,000 - 3563 Preserve Drive, Miramar Beach

MLS® #1010008

\$3,595,000

4 Bedroom, 5.00 Bathroom, 4,506 sqft

Detached Single Family

BURNT PINE, Miramar Beach, FL

Completed in 2026, 3563 Preserve Drive is an exceptional new construction estate offering refined single-level living behind the coveted gates of Burnt Pine within Sandestin Golf and Beach Resort. Spanning more than 120 feet across, this custom residence encompasses approximately 6,500 total square feet, including 4,506 square feet of beautifully appointed heated and cooled living space.

Thoughtfully positioned to embrace its natural surroundings, the residence captures serene sunrise views over the nature preserve to the rear and sunset views from the front courtyard. A private pool and fully equipped summer kitchen create an inviting setting for alfresco dining and entertaining.

Inside, exceptional craftsmanship and natural materials define a sophisticated contemporary aesthetic. White oak cabinetry and flooring, Calacatta Lapiza and Arctic White quartz surfaces, and premium Wolf and Sub-Zero appliances distinguish the chef's kitchen, while a discreetly concealed butler's pantry offers additional preparation and storage space while preserving the kitchen's clean architectural lines.

The private primary wing occupies the entire right side of the residence, creating an exceptional sense of privacy and retreat. The spa-inspired primary bath features separate vanities, a bidet, soaking tub, and dramatic



walk-through shower, while an expansive executive office provides a refined private workspace. Integrated audio/video throughout and a comprehensive 360-degree, 24/7 security surveillance system complete this exceptional offering. Combining bespoke design, exceptional privacy, expansive single-story living, and an extraordinary preserve setting, 3563 Preserve Drive offers a distinctive opportunity to experience one of Sandestin's most prestigious enclaves at its finest.

All room dimensions and square footage are approximate and should be verified by the buyer. Select photos have been virtually staged to help buyers envision the home fully furnished.

Burnt Pine dues total \$1,130 quarterly, consisting of \$583 per quarter for Burnt Pine East and \$547 per quarter for the Sandestin Owners Association (SOA). A 3% discount is available on the SOA portion when paid annually. Newly installed fiber internet and cable service are included in the association dues. There is a \$100 transfer fee and .5% of the Purchase Price paid to Sandestin Owners Association at Closing by the buyer.

Built in 2026

Essential Information

MLS® #	1010008
Price	\$3,595,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	4,506
Year Built	2026
Type	Detached Single Family

Sub-Type	Detached Single Family
Style	Contemporary
Status	Active

Community Information

Address	3563 Preserve Drive
Area	15 - Miramar/Sandestin Resort
Subdivision	BURNT PINE
City	Miramar Beach
County	Walton
State	FL
Zip Code	32550

Amenities

Utilities	Electric, Gas - Natural
Parking	Other, Garage
# of Garages	3
Has Pool	Yes
Pool	In Ground

Interior

Interior Features	Bookcases, Beamed Ceilings, Vaulted Ceiling(s), Fireplace, Kitchen Island, Recessed Lighting, Newly Painted, Pantry, Upgraded Media Wing, Washer/Dryer Hookup, Wet Bar
Appliances	Cooktop, Dishwasher, Disposal, Microwave, Range Hood, Refrigerator
Heating	Gas - Natural
Fireplace	Yes
Fireplaces	Fireplace Gas
# of Stories	1

Exterior

Exterior Features	Outdoor Grill, Outdoor Shower, Outdoor Kitchen
Construction	Brick, Stucco

School Information

Elementary	Van R Butler
Middle	Seaside
High	South Walton

Additional Information

Zoning

Resid Single Family

Listing Details

Listing Office

Scenic Sotheby's International Realty

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