

\$1,100,000 - 4776 Westwinds Drive 4776, Miramar Beach

MLS® #959108

\$1,100,000

2 Bedroom, 2.00 Bathroom, 1,090 sqft
Condominium

WESTWINDS AT SANDESTIN CONDO,
Miramar Beach, FL

Experience resort living in this rental ready 9th-floor Gulf-front condo at Westwinds in Sandestin Golf and Beach Resort. Wake up to peaceful sunrises and unwind with the soothing sounds of waves on your private balcony. Updated with hard surface flooring throughout, coastal-inspired furnishings, and a comfortable sleeper sofa in the living area. The fully-equipped kitchen boasts stainless steel appliances and ample space for meal prep. The primary suite offers direct access to the balcony, captivating Gulf views, and an ensuite bathroom with a double vanity and a walk-in shower. There's also a laundry area with a full-size stackable washer/dryer, a HVAC (2014), and water heater (2010). A private owner's storage cage in the garage provides extra space for beach gear, bikes, & more! Westwinds has a lush amenity area of waterfalls, a hot tub and free form pool, an outdoor café, easy beach access and even meeting rooms for those small conferences or family reunions. Westwinds is a rental capable condominium that is a favorite among rental guests and owners.

As an introduction to the Sandestin lifestyle, we invite our new owners to explore amenities that make Sandestin special. The listing brokerage and seller(s) are presenting the buyer(s) of this property with (2) 90-minute rounds of Tennis court time, a golf foursome at one of our three championship courses, and a



round of golf for up to four (4) players at the unrivaled Burnt Pine Golf Club.

Sandestin Golf and Beach Resort features more than seven miles of beaches and pristine bay front, four championship golf courses, 15 world-class tennis courts, a 226-slip marina, a fitness center, spa and celebrity chef dining. Shop, dine and play at the charming pedestrian village, The Village of Baytowne Wharf and more. Inside the gates of the resort, residents enjoy a balanced lifestyle of high-class living, spanning the 2,400 acres from the beach to the bay. Everything within the gates of the resort is accessible by golf cart or bicycle. The entire resort is interconnected by miles of pedestrian, bike and golf cart paths that weave through groves of live oaks, meandering past natural lagoons, fountains, man-made lakes, and meticulously landscaped fairways.

Built in 1998

Essential Information

MLS® #	959108
Price	\$1,100,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,090
Year Built	1998
Type	Condominium
Sub-Type	Condominium
Style	N/A
Status	Active

Community Information

Address	4776 Westwinds Drive 4776
Area	15 - Miramar/Sandestin Resort
Subdivision	WESTWINDS AT SANDESTIN CONDO

City	Miramar Beach
County	Walton
State	FL
Zip Code	32550

Amenities

Utilities	Electric, Public Sewer, Public Water, TV Cable
Parking	Golf Cart Garage, Guest, Garage
View	Gulf
Is Waterfront	Yes
Waterfront	Gulf
Water View	Gulf

Interior

Interior Features	Breakfast Bar, Owner's Closet, Split Bedroom, Washer/Dryer Hookup
Appliances	Dishwasher, Disposal, Dryer, Microwave, Refrigerator, Washer, Electric Water Heater
Cooling	Central Air

Exterior

Exterior Features	Balcony
Windows	Double Pane Windows, Window Treatments
Construction	Concrete, Roof Pitched, Steel Frame

School Information

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

Listing Details

Listing Office	The Agency Northwest Florida Beaches
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Listing information last updated on September 4th, 2026 at 6:37am CDT