

# \$943,900 - 8836 St Andrews Drive, Miramar Beach

MLS® #999177

**\$943,900**

3 Bedroom, 2.00 Bathroom, 1,978 sqft

Detached Single Family on 0.20 Acres

ST ANDREWS DRIVE AT SANDESTIN,  
Miramar Beach, FL

Come home to 8836 St. Andrews Drive, one of Sandestin's beloved communities where owners linger to chat at the mailbox and there is always a neighborhood gathering. With three bedrooms, two baths and a delightful sunroom all on one level, this home offers a large two car garage. Timeless Mexican tile covers the main areas perfectly complementing today's earthy coastal decor while the other floors are attractive easy maintenance LVT. Appreciate the updated kitchen and baths (master has soaking tub) as well as the new HVAC and new tile roof, that assures worry free living for years to come. Located on a corner, this home is also adjacent to a state conserved area providing coveted privacy. Importantly St. Andrews is close to all Sandestin amenities to enjoy! This home is under contingent contract with a kickout clause. While golf, tennis, the marina and the vibrant Village at Baytowne Wharf are just a stroll away. Included in this list price is a golf cart with new lithium batteries which at Sandestin is like your second car, whether exploring all that Sandestin has to offer, getting groceries or meeting friends at your favorite restaurant. Some furnishings may also be included. Now is truly the time to come home and join your neighbors and friends at St. Andrews Drive.

Built in 1995



## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | 999177                 |
| Price          | \$943,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,978                  |
| Acres          | 0.20                   |
| Year Built     | 1995                   |
| Type           | Detached Single Family |
| Sub-Type       | Detached Single Family |
| Style          | Patio Home             |
| Status         | Active                 |

## Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 8836 St Andrews Drive         |
| Area        | 15 - Miramar/Sandestin Resort |
| Subdivision | ST ANDREWS DRIVE AT SANDESTIN |
| City        | Miramar Beach                 |
| County      | Walton                        |
| State       | FL                            |
| Zip Code    | 32550                         |

## Amenities

|              |                                                       |
|--------------|-------------------------------------------------------|
| Utilities    | Electric, Phone, Public Sewer, Public Water, TV Cable |
| Parking      | Garage Door Opener                                    |
| # of Garages | 2                                                     |

## Interior

|                   |                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Bookcases, Crown Molding, Tray Ceiling(s), Recessed Lighting, Shelving, Split Bedroom, Washer/Dryer Hookup |
| Appliances        | Cooktop, Dishwasher, Disposal, Dryer, Microwave, Refrigerator, Washer, Electric Water Heater                              |
| Heating           | Heat High Efficiency                                                                                                      |
| Cooling           | Central Air, Ceiling Fan(s)                                                                                               |
| # of Stories      | 1                                                                                                                         |

## Exterior

|                   |                  |
|-------------------|------------------|
| Exterior Features | Sprinkler System |
|-------------------|------------------|

|                 |                                                   |
|-----------------|---------------------------------------------------|
| Lot Description | Covenants, Restrictions, Within 1/2 Mile to Water |
| Windows         | Double Pane Windows, Window Treatments            |
| Roof            | Concrete                                          |
| Construction    | Frame, Stucco                                     |

### **School Information**

|            |               |
|------------|---------------|
| Elementary | Van R Butler  |
| Middle     | Emerald Coast |
| High       | South Walton  |

### **Additional Information**

|        |                    |
|--------|--------------------|
| Zoning | Resid Multi-Family |
|--------|--------------------|

### **Listing Details**

|                |         |
|----------------|---------|
| Listing Office | Compass |
|----------------|---------|

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