

\$5,995,000 - Tbd Casa Magnolia Drive Lot 19, Miramar Beach

MLS® #999545

\$5,995,000

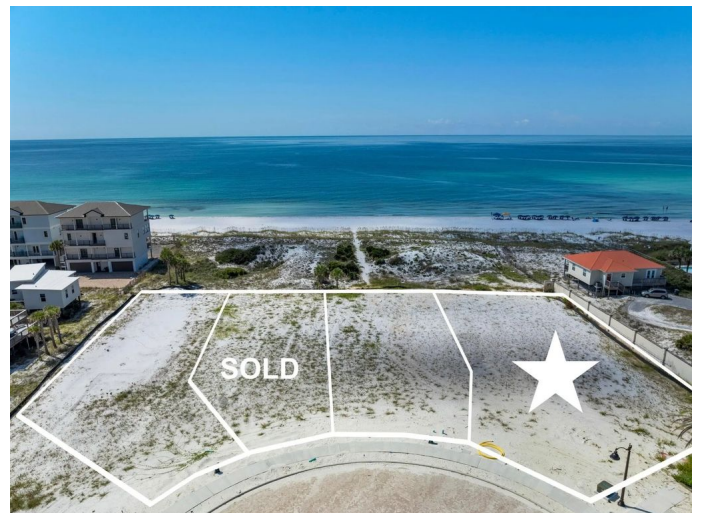
Bedroom, Bathroom,
Unimproved Land on 0.26 Acres

Casa Magnolia, Miramar Beach, FL

Positioned at the edge of exclusivity, this premier Gulf-front homesite within Casa Magnolia represents one of the most distinguished offerings along the shores of Miramar Beach. As one of only four Gulf-front opportunities in this gated, boutique community, this exceptional property offers a rare and compelling canvas to create a world-class coastal estate.

As a premier corner homesite positioned along the outer edge of the community, this offering provides enhanced privacy, expanded dimensions, and a more commanding Gulf-front presence. With its larger footprint and exceptional positioning, the homesite allows for a more dynamic architectural design, maximizing panoramic Gulf views while creating expansive indoor & outdoor living spaces. Spanning approximately 11 acres, Casa Magnolia is an intimate enclave where timeless architecture meets the natural beauty of the Emerald Coast. With just 30 interior homesites and 4 Gulf-front lots, opportunities of this caliber are extraordinarily limited.

Design and build your legacy residence with the potential for up to 8,500 sq ft, complete with a private pool, multiple terraces, and thoughtfully curated outdoor environments designed to embrace the rhythm of coastal



living. Whether as a primary residence, second home, or luxury investment, this homesite offers a level of scale, flexibility, and exclusivity rarely found in new Gulf-front developments.

Casa Magnolia's architectural vision ensures a cohesive and refined aesthetic, featuring white brick exteriors, dimensional metal roofing, natural wood accents, and elevated finishes that reflect both sophistication and relaxed coastal elegance.

Residents enjoy exclusive access to over 300 feet of pristine, sugar-white sand via a private beach gateway, along with a suite of upscale amenities including a resort-style pool with water feature and bathhouse, a beautifully appointed clubhouse, and a recreational lawn ideal for gatherings and leisure. Additional offerings such as a dedicated dog park, off-beach storage, and concierge services further enhance the effortless lifestyle.

With short-term rental allowances (one-week minimum) and a five-year buildout requirement, Casa Magnolia strikes a thoughtful balance between investment potential and long-term community integrity.

This is more than a homesite, it is a rare opportunity to secure a premier position within one of the Emerald Coast's most refined Gulf-front communities. From sunrise reflections to breathtaking sunsets, every moment here is framed by the beauty of the Gulf.

A truly exceptional offering for those who demand the extraordinary.

Essential Information

MLS® #

999545

Price	\$5,995,000
Acres	0.26
Type	Unimproved Land
Sub-Type	Unimproved Land
Status	Active

Community Information

Address	Tbd Casa Magnolia Drive Lot 19
Area	15 - Miramar/Sandestin Resort
Subdivision	Casa Magnolia
City	Miramar Beach
County	Walton
State	FL
Zip Code	32550

Amenities

Utilities	Electric, Gas - Natural, Public Sewer, Public Water, Sewer Available, Underground
View	Gulf
Is Waterfront	Yes
Waterfront	Gulf
Water View	Gulf

Exterior

Lot Description	Cleared, Corner Lot, Covenants, Irregular Lot, Restrictions, See Remarks, Survey Available, Within 1/2 Mile to Water
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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	EXP Realty LLC
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