

\$4,850,000 - 3121 Merion Dr, MIRAMAR BEACH

MLS® #951813

\$4,850,000

4 Bedroom, 6.00 Bathroom, 4,919 sqft
Detached Single Family on 0.52 Acres

BURNT PINE, MIRAMAR BEACH, FL

Located in the prestigious non-rental community of Burnt Pine, this completely remodeled home enjoys exceptional privacy. Meticulously maintained and lightly used as a second home, this Mediterranean-style residence is surrounded by mature trees and backs up to the 11th fairway of the golf course. A two-car garage and a row of shuttered windows announce the covered entrance. Step inside and enter a seamless, sophisticated world where custom cabinetry and modern technology enhance the stunning floor plan. Designed for functionality and entertaining, the gracious formal dining room and living room boast custom chandeliers, a fireplace, crown molding and many extras. The custom-built bar has an integrated Sub-Zero wine cooler and is perfect for amateur mixologists to create and serve signature cocktails. Professional decor in muted tones complements the marble and hardwood flooring. The home showcases the Ferrari of kitchens with custom cabinets, high-end Wolf and Sub-Zero appliances and a walk-in butler's pantry, all designed to make entertaining easy. Two dishwashers, an under-counter beverage refrigerator, a six-burner gas stove, a double range, an ice maker and an integrated coffee station are just some of the refinements surrounding the marble-topped island. Retire to the exquisite master bedroom, which has custom cabinetry incorporating a Brown safe. The adjoining luxurious bathroom has a deep garden tub,



dual vanities and an enhanced steam shower. In addition to the master bedroom being on the first level, there is a luxury guest suite wing as well that has its own built-in refreshment center. The other two bedrooms are located on the second level; each with their own ensuite baths and private balconies. The rear courtyard wraps around a large pool and water features, overlooked by three screened porches on two levels. There's ample space for alfresco dining and relaxing in the peaceful park-like setting. A covered porch houses the outdoor kitchen, complete with a Wolf gas grill at one end and a cozy fireplace at the other. An outdoor TV and audio system make this a year-round place to enjoy. The whole house has an ultra-smart home configuration with true remote operation, allowing owners to monitor audio, video, lighting and shade control onsite or from afar. Additional upgrades include LED Lutron lighting, HighSEER air-conditioning systems, dehumidifiers, tankless hot water, an electronic door-locking system, cameras, water filtration and a water pressure booster. The upgraded landscaping includes perimeter fencing, irrigation and lighting. Surrounded by a new travertine deck, the pool has new pumps, filters and a heater. With endless golf, watersports, a marina, boutique shopping and high-end dining nearby, this Sandestin home has it all.

Built in 2003

Essential Information

MLS® #	951813
Price	\$4,850,000
Bedrooms	4
Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	4,919

Acres	0.52
Year Built	2003
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Mediterranean
Status	Active

Community Information

Address	3121 Merion Dr
Area	Miramar/Sandestin Resort
Subdivision	BURNT PINE
City	MIRAMAR BEACH
County	WALTON
State	FL
Zip Code	32550

Amenities

Amenities	Beach, Dock, Dumpster, Fishing, Gated Community, Golf, Marina, No Rental, Pavillion/Gazebo, Pets Allowed, Pool, No Short Term Rental, Tennis, Waterfront
Utilities	Electric Available, Gas - Natural, Phone Available, Public Sewer Available, Public Water Available, TV Cable Available
Parking Spaces	2
Parking	Garage, Garage: Attached, Oversized
# of Garages	2
Has Pool	Yes
Pool	Pool - Gunite Concrct, Pool - Heated, Pool - In-Ground, Private, Community

Interior

Interior Features	Built-In Bookcases, Ceiling Crwn Molding, Ceiling Raised, Fireplace, Fireplace Gas, Floor Hardwood, Floor Tile, Furnished - All, Kitchen Island, Lighting Recessed, Pantry, Plantation Shutters, Renovated, Shelving, Washer/Dryer Hookup, Wet Bar, Woodwork Painted, Floor WW Carpet
Appliances	Auto Garage Door Opn, Dishwasher, Disposal, Freezer, Ice Machine, Microwave, Oven Double, Oven:Self Cleaning, Range Hood, Refrigerator, Refrigerator W/Ice Maker, Security System, Smoke Detector, Stove/Oven Gas, Wine Refrigerator
Heating	Heat: Two Or More, Heat: Central Electric, Heat High Efficiency

Cooling	A/C: Two Or More, A/C: Central Electric, A/C: High Efficiency, Ceiling Fans, Water Heater - Two +
Fireplace	Yes
Fireplaces	Fireplace, Fireplace Gas
# of Stories	2

Exterior

Exterior	Foundation On Pilings, Frame, Roof Tile/Slate, Siding Stucco, Trim Wood, Roof Pitched
Exterior Features	Balcony, BBQ Pit/Grill, Fenced Back Yard, Fireplace, Hot Tub, Lawn Pump, Patio Covered, Patio Open, Pool - Gunite Concrct, Pool - Heated, Pool - In-Ground, Porch Covered, Porch Screened, Renovated, Shower, Sprinkler System, Summer Kitchen, Sauna/Steam
Lot Description	Covenants, Golf Course, Irregular, Restrictions, Sidewalk, Survey Available, Cul-De-Sac
Windows	Double Paned Windows
Roof	Foundation On Pilings, Roof Tile/Slate, Roof Pitched
Construction	Frame
Foundation	Foundation On Pilings

School Information

Elementary	VAN R. BUTLER
Middle	EMERALD COAST
High	SOUTH WALTON

Additional Information

Zoning	Residential Single Family
HOA Fees	641.01
HOA Fees Freq.	Quarterly

Listing Details

Listing Office	Scenic Sotheby's International Realty
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Listing information last updated on August 14th, 2024 at 10:00am CDT