

\$2,800,000 - 5307 Tivoli Dr, MIRAMAR BEACH

MLS® #936507

\$2,800,000

4 Bedroom, 5.00 Bathroom, 3,358 sqft
Detached Single Family on 0.26 Acres

TIVOLI RIDGE, MIRAMAR BEACH, FL

Pictures do paint a thousand words - look at the pictures & come back to the words! This custom built 4-bedroom 3-bathroom and 2 half bathroom home was designed for entertaining, with views of both the Baytowne golf course and the private pool. Unique stamped concrete flooring flows through the first floor which includes open living space with wood inlaid ceilings and a gas fireplace, kitchen that features a huge brushed granite island for all to gather around, 6 burner gas cooktop, double ovens, walk in pantry/ beverage room and dining space. Ground floor master bedroom flows into the gorgeous master bathroom and then onto the closet and then to the laundry room. The indoor living can be combined with the outdoor living with stacking slider doors, outside yet under cover includes sitting area, double-sided gas fireplace, gas grill, sink, ice maker, ½ bathroom and remote-controlled window screens - then outside to the saltwater pool and spacious wrap around patio with plenty of party room. Second floor with LPV flooring, landing with coffee station, 3 bedrooms, 2 bathroom - one ensuite and the others each have their own vanity area and shared bathroom. Two car plus golf cart garage with stairs for floored storage - no worries about tumbling down pull down stairs. Located in Tivoli Ridge on the south side of the resort - easy, 2 minute golf cart ride to the beach! Sandestin resort features miles of beaches on the Gulf of Mexico, beautiful bay front, golf courses,



world-class tennis center, resort swimming pools, a marina, fitness center, meeting spaces, the Village of Baytowne Wharf with events, shopping and dining. Both Market Shops & Grand Boulevard is just outside the resort gates both with shopping, dining and entertainment experiences.

Built in 2019

Essential Information

MLS® #	936507
Price	\$2,800,000
Bedrooms	4
Bathrooms	5.00
Full Baths	3
Half Baths	2
Square Footage	3,358
Acres	0.26
Year Built	2019
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Contemporary
Status	Active

Community Information

Address	5307 Tivoli Dr
Area	Miramar/Sandestin Resort
Subdivision	TIVOLI RIDGE
City	MIRAMAR BEACH
County	WALTON
State	FL
Zip Code	32550

Amenities

Amenities	Beach, Boat Launch, Deed Access, Dock, Gated Community, Golf, Marina, Minimum Rental Prd, Playground, Pool, TV Cable Available, Tennis, Waterfront, Pets Allowed
Utilities	Community Water, Electric Available, Gas - Natural, Public Sewer

	Available, Public Water Available
Parking Spaces	3
Parking	Garage: Attached, Golf Cart: Enclosed, Garage
# of Garages	3
Has Pool	Yes
Pool	Pool - In-Ground, Community, Private

Interior

Interior Features	Ceiling Tray/Cofferd, Fireplace Gas, Kitchen Island, Pantry, Plantation Shutters, Shelving, Upgraded Media Wing, Washer/Dryer Hookup, Window Treatment All
Appliances	Auto Garage Door Opn, Cooktop, Dishwasher, Disposal, Dryer, Ice Machine, Microwave, Oven Double, Refrigerator W/Ice Maker, Smoke Detector, Wine Refrigerator
Heating	Heat: Central Electric
Cooling	A/C: Central Electric, A/C: Two Or More, Ceiling Fans
Fireplace	Yes
Fireplaces	Fireplace Gas
# of Stories	2

Exterior

Exterior	Roof Tile/Slate, Siding Brick All, Siding Stucco
Exterior Features	BBQ Pit/Grill, Fenced Back Yard, Lawn Pump, Patio Open, Pool - In-Ground, Porch Screened, Shower, Sprinkler System, Fireplace, Summer Kitchen
Lot Description	Covenants, Golf Course, Interior, Restrictions, Within 1/2 Mile Of Water
Roof	Roof Tile/Slate

School Information

Elementary	VAN R. BUTLER
Middle	EMERALD COAST
High	SOUTH WALTON

Additional Information

Zoning	Residential Single Family
HOA Fees	692.05
HOA Fees Freq.	Quarterly

Listing Details

Listing Office	Florida Sales Realty
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