$1,950,000 - 1619 San Giovanni Drive, Miramar Beach

MLS® #1005461

$1,950,000

4 Bedroom, 5.00 Bathroom, 2,972 sqft

Residential on 0.77 Acres

GENOA, Miramar Beach, FL

Welcome to a rare opportunity in the exclusive Genoa neighborhood of Sandestin Golf and Beach Resort--currently the only home available in Genoa. This stunning Tuscan-style residence was thoughtfully designed and built by renowned Huff Homes in 2016, offering 4 bedrooms, 4.5 bathrooms, and 2,972 square feet of beautifully appointed living space on an expansive .77-acre cul-de-sac lot. Set back from the road for exceptional privacy and tranquility, the property enjoys picturesque Raven golf course views, lush mature landscaping, and a spacious yard with room to add a pool if desired. Inside, the home showcases soaring ceilings, abundant natural light, and a sophisticated blend of travertine, hardwood, and carpet flooring. The gourmet kitchen is designed for both entertaining and everyday living, featuring high-end appliances, a cooktop plumbed for gas, an oversized island with sink, abundant cabinetry, and generous storage throughout. Additional highlights include a wet bar, surround sound system indoors and on the screened porch, extensive storage, and plumbing for a central vacuum system. The spacious screened porch, complete with a built-in grill, provides the perfect setting for enjoying Florida's coveted indoor-outdoor lifestyle. Upstairs, a versatile flex room offers endless possibilities as a media room, office, bunk room, or additional gathering space, all while enjoying gorgeous, elevated views of the surrounding golf course and natural landscape. The home

also features a 2-car garage plus a dedicated golf cart garage door with additional golf cart/storage space. With two HVAC systems (one replaced in 2023), high-end finishes, and a thoughtfully designed floor plan, this exceptional residence seamlessly blends luxury, comfort, and timeless style within one of Sandestin's most desirable communities.

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 2016

Essential Information

MLS® #	1005461
Price	$1,950,000

Sold Price	$1,870,000
Date Sold	$2026-08-20
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,972
Acres	0.77
Year Built	2016
Type	Residential
Sub-Type	Detached Single Family
Style	Mediterranean
Status	Sold

Community Information

Address	1619 San Giovanni Drive
Area	15 - Miramar/Sandestin Resort
Subdivision	GENOA
City	Miramar Beach
County	Walton
State	FL
Zip Code	32550

Amenities

Utilities	Electric, Gas - Natural, Public Sewer, Public Water
Parking	Garage Door Opener, Golf Cart Garage
# of Garages	3
View	Lake

Interior

Interior Features	Breakfast Bar, Crown Molding, Kitchen Island, Recessed Lighting, Pantry, Split Bedroom, Washer/Dryer Hookup, Wet Bar
Appliances	Dishwasher, Dryer, Microwave, Double Oven, Range Hood, Washer, Electric Water Heater
Heating	Central, Gas - Natural
Cooling	Ceiling Fan(s)
# of Stories	2

Exterior

Exterior Features	Outdoor Grill, Rain Gutters
Lot Description	Cul-De-Sac
Windows	Window Treatments
Construction	Stucco

School Information

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	123
Zoning	Resid Single Family

Listing Details

Listing Office	The Agency Northwest Florida Beaches

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