$3,800,000 - 1481 Scenic Gulf Drive, Miramar Beach

MLS® #994687

$3,800,000

6 Bedroom, 9.00 Bathroom, 3,526 sqft

Residential

WARREN HEIGHTS, Miramar Beach, FL

Welcome to "Beach House" at 1481 Scenic Gulf Drive in Miramar Beach â€” a rare, direct Gulf-front opportunity with approximately +/-50 Linear feet of PRIVATE BEACH and NO HOA. No HOA fees, no HOA restrictions, and the flexibility to enjoy this home as a primary residence, second home, or investment property. Strong rental history even with significant owner usage ...The gross rental revenues were $262,831 in 2026...$222,916 in 2025.... As of today 02-13-2026 there are $147,000 already for 2026 please call me for the most updated booking numbers for this year. Spanning nearly 3,526 square feet, this spacious coastal home offers 6 bedrooms, 6 full baths, and 3 half baths thoughtfully laid out for comfortable large-group living and entertaining. The main level features a bright Great Room with a full wall of glass doors capturing breathtaking Gulf views and opening to a huge beachfront balcony; the perfect backdrop for outdoor dining, lounging, and sunset-watching over the sugar-white sand and emerald water. Two kitchens make hosting effortless and add flexibility for multi-family stays or rental use.
Upstairs, you'll find multiple ensuite bedrooms, including two Gulf-front king suites with private balconies and spa-style baths. Additional guest suites provide privacy and flexible sleeping arrangements, each with it's own bath. The third floor adds even more living space with a bonus den, additional suites, and extra sleeping nook options.

Parking is a plus with room for up to four vehicles. The Scenic Gulf Drive location puts you close to beach dining, golf and tennis at Seascape Resort, shopping at Silver Sands Premium Outlets, and the attractions of The Village of Baytowne Wharf.
New Roof in 2020 New HVAC and New Hot Water Heaters in 2023
Floor plan summary:
First Floor: Great Room with Gulf views and balcony access, two kitchens, dining area, two half baths, laundry.
Second Floor: Gulf-front king suite with walk-in shower and balcony access; Gulf-front king suite with walk-in shower and balcony access; guest bedroom with two queens and walk-in shower; guest bedroom with two full beds and tub/shower.
Third Floor: Bonus den with queen sleeper sofa and balcony access; additional king suite with walk-in shower and balcony access; queen suite with walk-in shower; sleeping nook with two twin beds; half bath.
Call me Today for additional information or to schedule a showing ! All information deemed reliable but not guaranteed; buyer to verify dimensions, zoning, rental projections, and all property details.

Built in 1981

Essential Information

MLS® #	994687
Price	$3,800,000
Sold Price	$3,490,000
Date Sold	$2026-02-27
Bedrooms	6
Bathrooms	9.00
Full Baths	6
Half Baths	3
Square Footage	3,526

Year Built	1981
Type	Residential
Sub-Type	Detached Single Family
Style	Beach House
Status	Sold

Community Information

Address	1481 Scenic Gulf Drive
Area	15 - Miramar/Sandestin Resort
Subdivision	WARREN HEIGHTS
City	Miramar Beach
County	Walton
State	FL
Zip Code	32550

Amenities

Utilities	Electric, Public Sewer, Public Water
View	Gulf
Is Waterfront	Yes
Waterfront	Gulf, Waterfront

Interior

Interior Features	Owner's Closet, Pantry, Washer/Dryer Hookup
Appliances	Dishwasher, Disposal, Dryer, Microwave, Washer, Electric Water Heater
Heating	Central
Cooling	Central Air
# of Stories	3

Exterior

Exterior Features	Balcony
Windows	Window Treatments

School Information

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	253

Zoning	Resid Single Family

Listing Details

Listing Office	Wooley Luxury Properties LLC

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