



1536 W ISLAND GREEN LN | MIRAMAR BEACH

CURATED FEATURES

Thoughtfully reimagined, this residence blends refined design with wellness-focused luxuries. The result is a home that not only looks exceptional, but lives better.

Wellness & Environmental Systems

- Fully updated HVAC system with all-new ductwork for balanced, consistent airflow
- Whole-home dehumidification maintaining ideal humidity levels year-round
- Advanced air filtration system supporting a cleaner indoor environment
- Whole-home water treatment system, complemented by AquaSana filtration at key points
- Enhanced insulation for improved efficiency and overall comfort
- Hard-surface flooring throughout for a cleaner, low-allergen living environment
- Newly installed blackout shades upstairs (2026) designed to support restful, uninterrupted sleep
- Consistent, balanced temperature and humidity control throughout the home
- Low-tox, thoughtfully selected materials contributing to a healthier living environment

Outdoor Living & Lifestyle

- Heated saltwater pool and spa, resurfaced and retiled with luxury shellstone for a refined finish
- Updated pool deck and outdoor surfaces designed for effortless entertaining
- Integrated Sonos outdoor speaker system
- Professionally refreshed landscaping creating a lush, inviting setting
- Private well supporting efficient irrigation
- Saltwater system designed for a gentler, low-maintenance pool experience
- Outdoor living areas designed for both relaxation and entertaining

Interior Design & Living

- Thoughtfully renovated interiors with refined textures and cohesive finishes
- Wide-plank wood flooring carried seamlessly throughout both levels and staircase
- Reimagined floor plan enhancing flow, privacy, and everyday functionality
- Updated lighting and ceiling fans throughout
- Renovated laundry with custom storage and upgraded sink
- Kitchen refreshed with updated appliances, including a Viking double oven, Dacor gas range, and custom Sub-Zero refrigeration, along with refinished cabinetry and improved foundational elements
- Multiple bathrooms fully renovated with new tile, vanities, fixtures, and glass enclosures
- Custom-built, non-toxic Murphy bed (Lori bed assisted lift) offering flexible, intentional living
- Custom built-in cabinetry in select closets for elevated storage
- Clearlight infrared sauna included with sale

Significant Capital Improvements

- New metal roof installed January 2025
- Full exterior repaint for a clean, updated presence
- Impact-rated front door
- Epoxy-finished garage flooring
- Climate-controlled garage with dedicated mini-split system
- ADT security system with exterior camera coverage
- Garage enhanced with both epoxy flooring and climate control for flexible use