

\$1,790,000 - 221 Scenic Gulf Drive 440, Miramar Beach

MLS® #950539

\$1,790,000

3 Bedroom, 3.00 Bathroom, 2,333 sqft
Condominium on 0.00 Acres

GRAND DUNES - NORTH TOWER, Miramar Beach, FL

Experience the ultimate beachfront lifestyle in this exquisite, rental restricted, 3 bedroom, 3 bathroom condo in the heart of Miramar Beach. This stunning condo boasts 2,333 sq. ft of living space with breathtaking views of the Gulf of Mexico and offers unparalleled luxury and comfort. This Villa in Grand Dunes is well maintained and perfectly located on the 4th floor of Grand Dunes II, giving it an 6th floor elevation and the views are fantastic! It will convey semi-furnished with some exclusions of personal items. As you enter the condo, you will be greeted by an open-concept living space, which is perfect for entertaining guests. The living area features floor-to-ceiling windows that let in plenty of natural light, and offer panoramic views of the emerald green waters of the Gulf. This unit offers: private entry foyer, flush mount speakers that are independently remote controlled in the Living Area, Primary Suite, and Gulf Front Suite. Other features include: honed sealed and polished travertine flooring in private foyer, living areas, kitchen, hallways and baths, 9.5' ceilings, "Super Quiet" interior. This beautiful Villa's HVAC Handler was replaced in 2023 and the Heat Pump Condenser was replaced in 2018 which has a 10 year warranty, and the Hot Water Heater is 6 years old.

The gourmet kitchen is a chef's dream with stainless steel appliances that include: GE 5 burner natural gas cooktop (replaced in 2024), Samsung "Twin Cooling Plus" refrigerator



(replaced 2024), GE Profile double ovens and a dishwasher (replaced in 2024). All custom quartz countertops in the kitchen and baths, which includes all new sinks and plumbing fixtures. The Primary Suite offers: "His & Hers" walk-in closets, trayed and coffered ceilings, and a sitting area. The Primary bath offers: dual quart vanities with soft-close drawers, a separate dual head shower, a spa-like jetted soaking tub with travertine surround, and a separate water closet.

Step out onto the balcony and absorb the breathtaking views of the Gulf. This is an 11' deep Gulf front balcony with over 350 sq. ft of space with a natural gas built-in stainless steel grill (updated 2024).

This luxury condo is located in one of the most sought-after communities in Miramar Beach, with world-class amenities such as a fitness center, a heated swimming pool, and a hot tub. Grand Dunes also offers direct beach access, so you can easily stroll down to the white sand beaches and emerald green waters of the Gulf.

Grand Dunes offers: "Super Quiet Interiors", 24 hour security, gated entry, lush landscaping, 3 levels of gated underground parking for owners, grand lobby, semi-private elevators leading into your private foyer, private heated pool & hot tub, Owner's Lounge with Gulf front Fitness Room, Over-flow suites for guests, 200' of deeded beach, serene streams, majestic waterfall and a Lagoon Style Gulf front pool area with Hot Tub shared by both buildings and Beach Service.

Grand Dunes is the Emerald Coast's Most Desired Rental Restricted Beachfront Development!

Call us today to schedule your private viewing

of this gorgeous Villa!

Built in 2007

Essential Information

MLS® #	950539
Sold Price	\$1,790,000
List Price	\$1,899,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,333
Acres	0.00
Year Built	2007
Type	Condominium
Sub-Type	Condominium
Style	N/A
Status	Sold

Community Information

Address	221 Scenic Gulf Drive 440
Area	15 - Miramar/Sandestin Resort
Subdivision	GRAND DUNES - NORTH TOWER
City	Miramar Beach
County	Walton
State	FL
Zip Code	32550

Amenities

Amenities	Beach, Community Room, Deed Access, Dumpster, Elevators, Exercise Room, Gated Community, Minimum Rental Prd, No Short Term Rental, Pavillion/Gazebo, Pool, TV Cable, Tennis, Waterfront, Whirlpool, Pets Allowed, Pickle Ball
Utilities	Electric, Public Sewer, Public Water, Gas - Natural, Phone, TV Cable, Underground
Parking Spaces	2
Parking	Garage, Guest, Covered
# of Garages	2
Is Waterfront	Yes

Waterfront	Bay, Gulf
Has Pool	Yes
Pool	Private, Pool - Heated, Pool - In-Ground, Community

Interior

Interior Features	Floor Vinyl, Kitchen Island, Pantry, Breakfast Bar, Ceiling Crwn Molding, Ceiling Raised, Ceiling Tray/Cofferd, Furnished - All, Lighting Recessed, Newly Painted, Renovated, Shelving, Split Bedroom, Upgraded Media Wing, Washer/Dryer Hookup, Window Treatment All, Woodwork Painted
Appliances	Auto Garage Door Opn, Dishwasher, Disposal, Microwave, Stove/Oven Electric, Cooktop, Dryer, Fire Alarm/Sprinkler, Ice Machine, Oven Self Cleaning, Range Hood, Refrigerator W/IceMk, Smoke Detector, Stove/Oven Gas, Washer, Wine Refrigerator
Heating	Heat Cntrl Electric, Heat Pump Air To Air, Heat High Efficiency
Cooling	AC - Central Elect, AC - High Efficiency, Ceiling Fans

Exterior

Exterior	Concrete, Stucco, Steel
Exterior Features	Patio Covered, BBQ Pit/Grill, Balcony, Columns, Deck Covered, Deck Open, Fenced Lot-All, Guest Quarters, Patio Open, Pavillion/Gazebo, Pool - Heated, Pool - In-Ground, Shower, Sprinkler System, Tennis Court
Windows	Double Pane Windows, Storm Windows, Tinted Windows
Construction	Steel

School Information

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	83
HOA Fees	4567.71
HOA Fees Freq.	Quarterly

Listing Details

Listing Office	Grand Resorts Inc
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