

# \$440,000 - 4207 Indian Bayou Trail Unit 2809, Destin

MLS® #937927

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## \$440,000

2 Bedroom, 2.00 Bathroom, 970 sqft  
Condominium on 0.00 Acres

### THE PALMS OF DESTIN, Destin, FL

Motivated seller! Looking out over Henderson Beach and the pools, this is one of the best views in the Palms! Enjoy your morning coffee or evening glass of wine while relaxing on your covered balcony and gazing at the protected state park with pristine white beaches and turquoise water. Gorgeous fully furnished 2 bedroom, 2 bath condo with new water heater (in October 2023), new master bedroom overhead fan, freshly painted kitchen cabinets and beautiful light toned hardy LVP flooring throughout the kitchen, bathrooms and living area. Custom built in full bunk beds in the 2nd bedroom, a pull out sleeper and a king bed in the master provides comfortable sleeping for your whole family and increases your rental potential. Large 65 inch tv in the living room, 50 inch tv in the master bedroom, and 24 inch tv's over both bunks. Seller has a home warranty that they are willing to transfer to the buyer. Condo dues include all utilities, even electric! The Palms amenities consist of lagoon style pools, hot tub, tennis courts, an indoor pickleball court, a large high end workout room, a conference area, and a shuttle to transport you to the Henderson Beach or the June Decker beach access by the Back Porch. The Palms is conveniently located across the street from the beach and close to all the best local restaurants, The Track, Big Kahunas water park, The Commons for wonderful shopping and the Harbor where you can rent boats to cruise crab island or book a deep sea fishing trip! Per the rental manager, unit 2809



generates 40-45K per year on average.

Built in 2007

### Essential Information

MLS® #	937927
Sold Price	\$440,000
List Price	\$449,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	970
Acres	0.00
Year Built	2007
Type	Condominium
Sub-Type	Condominium
Style	N/A
Status	Sold

### Community Information

Address	4207 Indian Bayou Trail Unit 2809
Area	14 - Destin
Subdivision	THE PALMS OF DESTIN
City	Destin
County	Okaloosa
State	FL
Zip Code	32541

### Amenities

Amenities	BBQ Pit/Grill, Elevators, Exercise Room, Pickle Ball, Playground, Pool, Short Term Rental - Allowed, Tennis, TV Cable
Utilities	Electric, Public Sewer, Public Water, TV Cable
Parking	Garage
Has Pool	Yes
Pool	Community

### Interior

Interior Features	Floor Vinyl, Furnished - All, Washer/Dryer Hookup, Window Treatment All
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Appliances	Dishwasher, Disposal, Dryer, Microwave, Range Hood, Refrigerator W/IceMk, Stove/Oven Electric, Washer
Heating	Heat Cntrl Electric
Cooling	AC - Central Elect, Ceiling Fans

### **Exterior**

Exterior	Concrete
Exterior Features	Balcony

### **School Information**

Elementary	Destin
Middle	Destin
High	Fort Walton Beach

### **Additional Information**

Days on Website	251
HOA Fees	3120.58
HOA Fees Freq.	Quarterly

### **Listing Details**

Listing Office	Mainsail Realty Company
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