

# \$1,375,000 - 1272 Scenic Gulf Dr Unit 1103, MIRAMAR BEACH

MLS® #957329

## \$1,375,000

3 Bedroom, 3.00 Bathroom, 1,926 sqft  
Condominiums on 0.00 Acres

The Empress, MIRAMAR BEACH, FL

Welcome to the epitome of coastal luxury at The Empress in Miramar Beach! This beautifully remodeled, fully-furnished 11th-floor condo offers an unparalleled living experience with its sweeping beach and gulf views. As you enter this incredible condo, you'll be immediately struck by the open floor plan living area, thoughtfully designed with 2 separate seating areas, a large dining table, and a dining bar in the kitchen. You can enjoy incredible views of both the bay and the Gulf from nearly every space. The living area has tasteful decor that seamlessly blends comfort with coastal style. Large windows and sliding glass doors flood the space with natural light. Updated with pecky cypress accented ceilings, tile floors, granite counter tops, & stainless appliances. With three spacious bedrooms and three full baths, this unit is ideal for accommodating multiple families, comfortably sleeping up to 7 guests. Each bedroom is a sanctuary of its own, providing ample room for everyone to unwind.

The Empress is known for its prime location and amenities, including a climate controlled storage unit in the lobby, making it a favorite among those seeking the ultimate beachside retreat. The icing on the cake is that this unit is one of the few with a designated parking spot in the garage! Don't miss this opportunity to own a slice of paradise on the Emerald Coast.

Built in 1998



## Essential Information

MLS® #	957329
Price	\$1,375,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,926
Acres	0.00
Year Built	1998
Type	Condominiums
Sub-Type	Condominiums
Style	N/A
Status	Active

## Community Information

Address	1272 Scenic Gulf Dr Unit 1103
Area	Miramar/Sandestin Resort
Subdivision	The Empress
City	MIRAMAR BEACH
County	WALTON
State	FL
Zip Code	32550

## Amenities

Amenities	Beach, Community Room, Elevators, Exercise Room, Fishing, Gated Community, Pavillion/Gazebo, Pool, TV Cable Available, Whirlpool, Separate Storage
Utilities	Electric Available, Public Sewer Available, Public Water Available, TV Cable Available, Phone Available
Parking Spaces	1
Parking	Covered
# of Garages	1
Water View	GULF, Lake
Has Pool	Yes
Pool	Community

## Interior

Interior Features	Breakfast Bar, Floor Tile, Owner's Closet, Pantry, Split Bedroom, Washer/Dryer Hookup, Window Treatment All, Floor WW Carpet,
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	Elevator
Appliances	Cooktop, Dishwasher, Microwave, Refrigerator, Stove/Oven Electric
Heating	Heat: Central Electric
Cooling	A/C: Central Electric, Ceiling Fans

### **Exterior**

Exterior	Siding Stucco, Concrete, Steel
Exterior Features	Balcony
Windows	Double Paned Windows
Construction	Steel

### **School Information**

Elementary	VAN R. BUTLER
Middle	EMERALD COAST
High	SOUTH WALTON

### **Additional Information**

HOA Fees	3827.90
HOA Fees Freq.	Quarterly

### **Listing Details**

Listing Office	Gulf Realty 30A LLC
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