

# \$1,600,000 - 1272 Scenic Gulf Dr Unit 704, MIRAMAR BEACH

MLS® #938856

**\$1,600,000**

3 Bedroom, 3.00 Bathroom, 2,675 sqft  
Condominiums on 0.00 Acres

EMPRESS (THE), MIRAMAR BEACH, FL

Empress 704 is distinctive in design with a unique floor plan and amazing views of the Gulf and Bay. This 3BR/3BA, 2675 sf is designed with private bedrooms, 2 living areas, 10 ft ceiling heights & wet bar. It conveys with upscale, yet comfortable furnishings. A 50 ft wrap around terrace seamlessly connects the main open living area with gulf side Master Bedroom Suites with access to the terrace with extra windows capturing the beautiful view. The modern kitchen has stainless steel appliances and floor to ceiling creamy white cabinetry, The main ensuite has a king size bed with a sitting area. The 3rd Guest BR furniture is new with twin beds & a wall of windows. New LPV in all BR's. Travertine tile in Living areas newly cleaned and polished and new ceiling fixtures throughout. A full size laundry completes this wonderful home. The Empress is a luxury gated community, intimate in size with only 44 units located directly across from 2,000 feet of sugar white beaches. At any given time, only 14 owners are allowed to rent short term with most owners full time residents or second homeowners. Additional unique features at The Empress are the semi private elevators that open into a foyer shared by only you and only 1 neighbor. Each owner has a large climate-controlled storage, and Empress has a private pool and hot tub overlooking the lake and fitness room, a HALO water system, fiber optics cable, full time maintenance staff and security.



Convenient to golfing, shopping and restaurants including the famous Whale's Tail which is located within walking distance.

Built in 1998

### **Essential Information**

MLS® #	938856
Price	\$1,600,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,675
Acres	0.00
Year Built	1998
Type	Condominiums
Sub-Type	Condominiums
Style	N/A
Status	Active

### **Community Information**

Address	1272 Scenic Gulf Dr Unit 704
Area	Miramar/Sandestin Resort
Subdivision	EMPRESS (THE)
City	MIRAMAR BEACH
County	WALTON
State	FL
Zip Code	32550

### **Amenities**

Amenities	Elevators, Exercise Room, Gated Community, Pool, Separate Storage, TV Cable Available, Pets Allowed
Utilities	Public Sewer Available, Public Water Available, Electric Available, TV Cable Available
Water View	BAY, GULF, Lake
Has Pool	Yes
Pool	Community, Private

### **Interior**

Interior Features	Split Bedroom, Breakfast Bar, Ceiling Raised, Fireplace Gas, Floor Tile, Furnished - All, Washer/Dryer Hookup, Wet Bar, Window Treatment All
Appliances	Dryer, Washer, Cooktop, Dishwasher, Disposal, Fire Alarm/Sprinkler, Ice Machine, Microwave, Oven Continue Clean, Refrigerator W/Ice Maker, Stove/Oven Electric
Cooling	A/C: Central Electric, A/C: Two Or More, Ceiling Fans
Fireplace	Yes
Fireplaces	Fireplace Gas

### **Exterior**

Exterior	Concrete, Siding Brick All, Siding Stucco
Exterior Features	Balcony

### **School Information**

Elementary	VAN R. BUTLER
Middle	EMERALD COAST
High	SOUTH WALTON

### **Additional Information**

HOA Fees	5316.63
HOA Fees Freq.	Quarterly

### **Listing Details**

Listing Office	Scenic Real Estate
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