

# \$539,900 - 2076 Scenic Gulf Dr Unit 1013, MIRAMAR BEACH

MLS® #943940

## \$539,900

2 Bedroom, 2.00 Bathroom, 919 sqft  
Condominiums on 0.00 Acres

CIBONEY CONDO, MIRAMAR BEACH, FL

OVER \$3,800,000 in exterior renovations to the condo complex building completely finished!! \$45,000 in rental projections!! Sold Fully Furnished! It's perfect for a vacation rental, secondary home, and primary residence. Discover the epitome of coastal living in this beautifully remodeled 2-bedroom, 2-bathroom condo, ideally situated on the ground floor of Ciboney Condos. This turnkey property boasts deeded beach access directly across the street from the pristine white sands and crystal-clear waters of the Gulf of Mexico, offering an unparalleled lifestyle opportunity. Inside, the condo welcomes you with cozy, clean, and contemporary finishes, including new luxury vinyl plank (LVP) flooring, fresh paint, and an updated kitchen that features the latest trends in furniture and decor. The commitment to quality is evident with new kitchen and laundry appliances installed in December 2021, alongside a new water heater and HVAC system introduced in April 2022, blending comfort with peace of mind.

The Ciboney Condos community enriches the living experience with a seasonally heated pool, tennis courts, and a BBQ area, perfect for enjoying the outdoors and socializing. Situated within walking distance to popular restaurants and shops, the location is ideal for those seeking entertainment and convenience at their doorstep.

Embrace the outdoor lifestyle with long



sidewalks perfect for leisurely strolls or morning jogs, all while being surrounded by Destin's famous sandy white beaches and emerald green waters. The condo's perfect location ensures endless Gulf views and easy access to a variety of leisure and dining options, making it an excellent choice for those looking to enjoy the summer season in style. This condo represents a perfect blend of location, luxury, and lifestyle, making it an ideal home for those seeking the ultimate beachside retreat.

Built in 1999

### **Essential Information**

|                |              |
|----------------|--------------|
| MLS® #         | 943940       |
| Price          | \$539,900    |
| Bedrooms       | 2            |
| Bathrooms      | 2.00         |
| Full Baths     | 2            |
| Square Footage | 919          |
| Acres          | 0.00         |
| Year Built     | 1999         |
| Type           | Condominiums |
| Sub-Type       | Condominiums |
| Style          | N/A          |
| Status         | Active       |

### **Community Information**

|             |                               |
|-------------|-------------------------------|
| Address     | 2076 Scenic Gulf Dr Unit 1013 |
| Area        | Miramar/Sandestin Resort      |
| Subdivision | CIBONEY CONDO                 |
| City        | MIRAMAR BEACH                 |
| County      | WALTON                        |
| State       | FL                            |
| Zip Code    | 32550                         |

### **Amenities**

Amenities BBQ Pit/Grill, Deed Access, Elevators, Pets Allowed, Picnic Area, Pool,

|           |   |
|-----------|---|
|           | Short Term Rental - Allowed, Tennis, TV Cable Available |
| Utilities | Public Sewer Available, Public Water Available          |
| Has Pool  | Yes   |
| Pool      | Community   |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Breakfast Bar, Floor Vinyl, Furnished - All, Kitchen Island, Newly Painted, Renovated |
| Appliances        | Dishwasher, Dryer, Microwave, Refrigerator, Stove/Oven Electric, Washer               |
| Heating           | Heat: Central Electric  |
| Cooling           | A/C: Central Electric   |

### **Exterior**

|                   |                                    |
|-------------------|------------------------------------|
| Exterior          | Concrete, Foundation Slab On Grade |
| Exterior Features | Patio Covered                      |
| Foundation        | Foundation Slab On Grade           |

### **School Information**

|            |               |
|------------|---------------|
| Elementary | VAN R. BUTLER |
| Middle     | EMERALD COAST |
| High       | SOUTH WALTON  |

### **Additional Information**

|                |         |
|----------------|---------|
| HOA Fees       | 715.00  |
| HOA Fees Freq. | Monthly |

### **Listing Details**

|                |                               |
|----------------|-------------------------------|
| Listing Office | Keller Williams Realty Destin |
|----------------|-------------------------------|

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