

# \$3,175,000 - 219 Scenic Gulf Dr 1420, MIRAMAR BEACH

MLS® #955434

## \$3,175,000

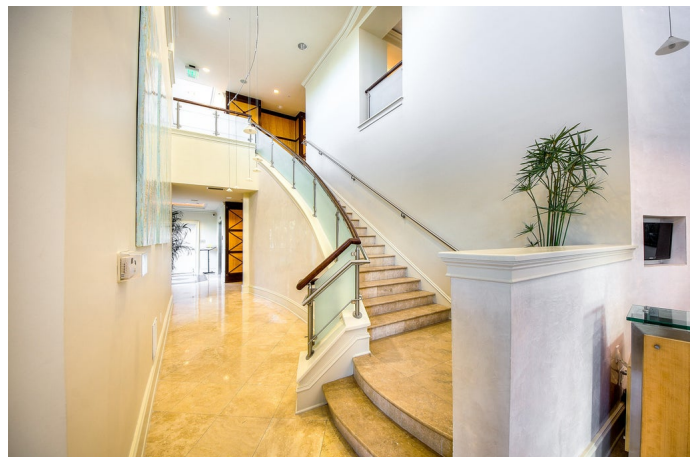
4 Bedroom, 4.00 Bathroom, 2,720 sqft  
Condominiums on 0.00 Acres

GRAND DUNES - SOUTH TOWER, MIRAMAR BEACH, FL

This stunning 4-bedroom, 4-bathroom direct Gulf-front Villa boasts 2,720 sq. ft. of living space and is offered fully furnished, with the exception of personal items. It is one of the few units in the Miramar Beach area that offers a Gulf view from each of the four bedrooms! From the moment you step into this beautiful Villa, you'll be captivated by the expansive views from every angle. Upon entering, you'll be welcomed by an open-concept living space perfect for entertaining guests. The living area features floor-to-ceiling windows that flood the space with natural light and provide panoramic views of the emerald-green waters of the Gulf. This Villa's features include: travertine flooring in the foyer, living area, kitchen, hallways, and bathrooms; recessed lighting throughout all living areas; surround sound flush mount speakers in the living area; a natural gas fireplace; custom cabinets and granite countertops; soft-close drawers in the kitchen and bathrooms; a bar nook; and a spacious laundry room equipped with a utility sink.

The Chef's Kitchen is a true highlight, featuring granite countertops, a premium stainless steel appliance package, including a "Monogram" range hood, "GE Profile" refrigerator, 5-burner natural gas cooktop, two dishwashers, double sink with individual disposals, and an ice maker.

The Primary Suite is a true oasis, offering "His & Hers" walk-in closets, trayed and coffered



ceilings, and a sitting area. The Primary Bathroom features dual granite vanities with soft-close drawers, a temperature-controlled steam shower with dual heads, a spa-like jetted soaking tub with a travertine surround, and a separate water closet.

Grand Dunes offers: "Super Quiet Interiors", semi-private elevators leading into the private foyer of your Villa, 24 hour security, gated entry, lush landscaping, 2 levels of gated underground parking for Owners, private heated pool, Owner's Lounge with Fitness Room, Over-Flow Suites for guests, 200' of deeded beach, a Lagoon Style Gulf Front Grand pool area, lighted waterfall and beach service.

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

Call to schedule your private viewing of this beautiful Villa today!

Built in 2007

### **Essential Information**

MLS® #	955434
Price	\$3,175,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	2,720
Acres	0.00
Year Built	2007
Type	Condominiums
Sub-Type	Condominiums
Style	N/A
Status	Active

### **Community Information**

Address 219 Scenic Gulf Dr 1420  
Area Miramar/Sandestin Resort  
Subdivision GRAND DUNES - SOUTH TOWER  
City MIRAMAR BEACH  
County WALTON  
State FL  
Zip Code 32550

### **Amenities**

Amenities Beach, Community Room, Deed Access, Dumpster, Elevators, Exercise Room, Fishing, Gated Community, Pavillion/Gazebo, Pets Allowed, Pickle Ball, Pool, Tennis, TV Cable Available, Waterfront, Minimum Rental Prd, No Short Term Rental, Separate Storage, Whirlpool  
Utilities Electric Available, Gas - Natural, Phone Available, Public Sewer Available, Public Water Available, TV Cable Available, Underground  
Parking Spaces 2  
Parking Covered, Garage  
# of Garages 2  
Is Waterfront Yes  
Waterfront Unit Waterfront, GULF  
Water View GULF, BAY  
Has Pool Yes  
Pool Pool - In-Ground, Private, Pool - Heated, Community

### **Interior**

Interior Features Breakfast Bar, Ceiling Crwn Molding, Ceiling Raised, Ceiling Tray/Cofferd, Fireplace Gas, Floor Tile, Floor WW Carpet, Furnished - All, Kitchen Island, Lighting Recessed, Pantry, Split Bedroom, Washer/Dryer Hookup, Window Treatment All, Plantation Shutters, Upgraded Media Wing  
Appliances Auto Garage Door Opn, Dishwasher, Disposal, Dryer, Ice Machine, Microwave, Oven:Self Cleaning, Range Hood, Refrigerator, Smoke Detector, Stove/Oven Electric, Washer, Cooktop, Fire Alarm/Sprinkler  
Heating Heat: Central Electric, Heat High Efficiency  
Cooling A/C: Central Electric, A/C: High Efficiency, Ceiling Fans  
Fireplace Yes  
Fireplaces Fireplace Gas

### **Exterior**

Exterior Concrete, Siding Stucco, Steel

Exterior Features	Balcony, Columns, Deck Open, Hot Tub, Hurricane Shutters, Patio Covered, Patio Open, Pavillion/Gazebo, Pool - In-Ground, Shower, BBQ Pit/Grill, Deck Covered, Fenced Lot-All, Guest Quarters, Pool - Heated, Tennis Court
Windows	Double Paned Windows
Construction	Steel

### **School Information**

Elementary	VAN R. BUTLER
Middle	EMERALD COAST
High	SOUTH WALTON

### **Additional Information**

HOA Fees	4717.95
HOA Fees Freq.	Quarterly

### **Listing Details**

Listing Office	Grand Resorts Inc
----------------	-------------------

DISCLAIMER: Information Deemed Reliable but not guaranteed. The information being provided is for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. All listings are provided courtesy of the Emerald Coast Association of Realtors, Copyright 2024, All rights reserved. Vendors Member Number : 28325  
Listing information last updated on July 24th, 2024 at 5:15pm CDT