

\$2,395,000 - 219 Scenic Gulf Dr 240, MIRAMAR BEACH

MLS® #954927

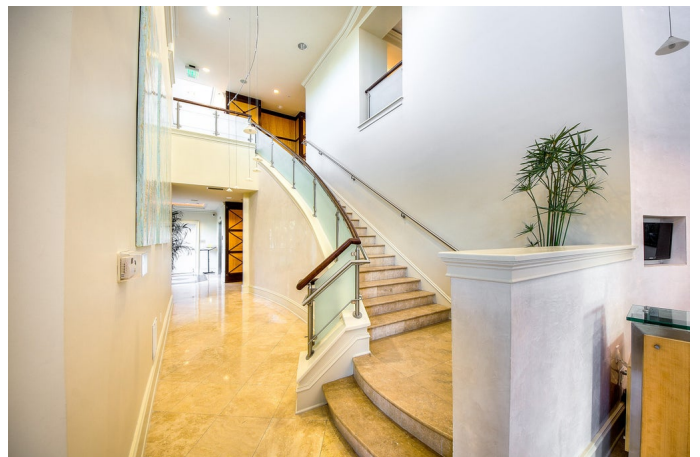
\$2,395,000

3 Bedroom, 3.00 Bathroom, 2,320 sqft
Condominiums on 0.00 Acres

GRAND DUNES - SOUTH TOWER, MIRAMAR BEACH, FL

Experience the ultimate beachfront lifestyle in this exquisite, rental restricted, 3 bedroom, 3 bathroom condo in the heart of Miramar Beach. This stunning condo boasts 2,320 sq. ft of living space with breathtaking views of the Gulf of Mexico and offers unparalleled luxury and comfort. This Villa in Grand Dunes is well maintained and perfectly located on the 2nd floor, giving it a 3rd floor elevation and the views are fantastic! It will convey furnished with some exclusions of living room rug and personal items. As you enter the condo, you will be greeted by an open concept living space, which is perfect for entertaining guests. The living area features floor-to-ceiling windows that let in plenty of natural light, and offer panoramic views of the emerald, green waters of the Gulf. Features of this Villa include: private entry foyer, 9.5 ceilings, 8ft. interior doors leading to the Primary and Gulf front guest, honed, sealed & polished travertine flooring in foyer, living area, kitchen, hallways, and baths, can lighting throughout all living areas, and remote controlled privacy shades in the living and Gulf front room. This beautiful Villa's HVAC system was replaced in 2019 and the Hot Water Heater was replaced in 2017.

This beautiful Villa also features a gorgeous Chef's kitchen with granite countertops, custom cabinetry with "soft close" drawers, subway tile backsplash in the kitchen, premium stainless-steel appliances, "GE Profile" fridge, 5 burner natural gas cooktop,



wine cooler, and ice icemaker. The Primary Suite is a true oasis that offers: "His & Hers" walk-in closets, trayed and coffered ceilings, and a sitting area. The Primary bath offers: dual granite vanities with soft-close drawers, a separate dual head shower, a spa-like jetted soaking tub with travertine surround, and a separate water closet.

Step out onto the balcony and absorb the breathtaking views of the Gulf. This is an 11' deep Gulf front balcony with over 350 sq. ft of space, a built-in natural gas grill, and all protected by "Hurricane Shutters."

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® #	954927
Price	\$2,395,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,320

Acres	0.00
Year Built	2007
Type	Condominiums
Sub-Type	Condominiums
Style	N/A
Status	Active

Community Information

Address	219 Scenic Gulf Dr 240
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, Elevators, Exercise Room, Gated Community, Pavillion/Gazebo, Pets Allowed, Pickle Ball, Pool, Tennis, TV Cable Available, Waterfront, Whirlpool, Minimum Rental Prd, No Short Term Rental
Utilities	Electric Available, Gas - Natural, Phone Available, Public Sewer Available, Public Water Available, TV Cable Available, Underground
Parking Spaces	2
Parking	Covered, Garage, Guest
# of Garages	2
Is Waterfront	Yes
Waterfront	GULF
Water View	GULF
Has Pool	Yes
Pool	Pool - Heated, Pool - In-Ground, Private, Community

Interior

Interior Features	Breakfast Bar, Ceiling Crwn Molding, Ceiling Raised, Ceiling Tray/Cofferd, Floor Tile, Floor WW Carpet, Furnished - All, Kitchen Island, Lighting Recessed, Pantry, Split Bedroom, Washer/Dryer Hookup, Window Treatment All, Upgraded Media Wing
Appliances	Auto Garage Door Opn, Cooktop, Dishwasher, Disposal, Dryer, Fire Alarm/Sprinkler, Ice Machine, Microwave, Oven Double, Oven:Self Cleaning, Range Hood, Refrigerator W/Ice Maker, Smoke Detector,

Stove/Oven Electric, Washer, Wine Refrigerator

Heating Heat: Central Electric, Heat High Efficiency, Heat Pump Air To Air

Cooling A/C: Central Electric, A/C: High Efficiency, Ceiling Fans

Exterior

Exterior Concrete, Foundation On Pilings, Steel, Siding Stucco

Exterior Features Balcony, BBQ Pit/Grill, Deck Open, Fenced Privacy, Patio Covered, Pool - Heated, Pool - In-Ground, Shower, Sprinkler System, Tennis Court, Columns, Deck Covered, Guest Quarters, Hot Tub, Hurricane Shutters, Pavillion/Gazebo

Windows Double Paned Windows, Storm Windows, Tinted Windows

Roof Foundation On Pilings

Construction Steel

Foundation Foundation On Pilings

School Information

Elementary VAN R. BUTLER

Middle EMERALD COAST

High SOUTH WALTON

Additional Information

HOA Fees 4011.68

HOA Fees Freq. Quarterly

Listing Details

Listing Office Grand Resorts Inc

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