

# \$615,000 - 2800 Scenic Gulf Dr 18, MIRAMAR BEACH

MLS® #955474

## \$615,000

2 Bedroom, 3.00 Bathroom, 1,310 sqft  
Attached Single Unit on 0.00 Acres

GULF WINDS EAST PH 1, MIRAMAR BEACH, FL

Rental projections of up to \$50-60K! Live the coastal lifestyle of your dreams in this renovated, fully-furnished townhome that is steps from deeded beach access! Enjoy your morning coffee or a sunset toast from the gulf-front gazebo on the private beach or from one of the unit's walk-out balconies. Unit 18 is ideally located in the second row at Gulf Winds East-just a minute walk to the beach or community pool! With such convenient access to the sugar sands and crystal-clear waters of Miramar Beach, this townhome will make the perfect primary residence, second home, or rental machine! Gulf Winds East has a heated community pool and is walking distance to local hotspots, Kenny D's Beach Bar and Grill, Pompano Joe's and Captain Dave's on the Gulf. Miramar Beach is perfectly located between Destin and 30A and is close to shopping, golf, restaurants, schools, and more! This unit has two large bedrooms with en suite bathrooms and beautiful, coastal decor. The main level features a kitchen, large dining area, built-in book shelf with counter, comfortable living area, half bathroom for guests, and washer/dryer. The kitchen has new stainless-steel appliances, beautiful white cabinetry, and subway tile. The primary bedroom has a king bed and an en suite with walk-in shower with glass door. There is also a private balcony with peek-a-boo gulf views. The spacious guest bedroom has a queen bed, twin bunks, an en suite with shower/tub combo, and a private walk-out balcony.



Additional features include front patio, back patio with storage shed and rinse shower, and assigned parking space. This unit is rental ready and beach service/setup is available. Miramar Beach is perfect for nature lovers who want to kayak, bike, paddle board, or swim. Schedule a showing today! Buyer to verify all pertinent information in listing, including dimensions.

Built in 1980

### **Essential Information**

MLS® #	955474
Price	\$615,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,310
Acres	0.00
Year Built	1980
Type	Attached Single Unit
Sub-Type	Attached Single Unit
Style	Townhouse
Status	Active

### **Community Information**

Address	2800 Scenic Gulf Dr 18
Area	Miramar/Sandestin Resort
Subdivision	GULF WINDS EAST PH 1
City	MIRAMAR BEACH
County	WALTON
State	FL
Zip Code	32550

### **Amenities**

Amenities BBQ Pit/Grill, Beach, Pavillion/Gazebo, Pool, Short Term Rental - Allowed, TV Cable Available, Waterfront, Deed Access

Utilities	Electric Available, Phone Available, Public Sewer Available, Public Water Available, TV Cable Available
Water View	GULF
Has Pool	Yes
Pool	Community

### **Interior**

Interior Features	Floor Tile, Floor Vinyl, Furnished - All, Wet Bar, Window Treatment All
Appliances	Dishwasher, Dryer, Refrigerator W/Ice Maker, Stove/Oven Electric, Washer
Heating	Heat: Central Electric
Cooling	A/C: Central Electric
# of Stories	2

### **Exterior**

Exterior	Roof Metal, Foundation Slab On Grade, Siding Stucco, Block, Siding Wood
Exterior Features	Balcony, Patio Open
Lot Description	Within 1/2 Mile Of Water
Roof	Roof Metal, Block
Foundation	Foundation Slab On Grade

### **School Information**

Elementary	VAN R. BUTLER
Middle	EMERALD COAST
High	SOUTH WALTON

### **Additional Information**

Zoning	Residential Multi-Family
HOA Fees	768.00
HOA Fees Freq.	Monthly

### **Listing Details**

Listing Office	Rising Star Real Estate Inc
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