

\$795,000 - 291 Scenic Gulf Dr Unit 206, MIRAMAR BEACH

MLS® #946331

\$795,000

2 Bedroom, 2.00 Bathroom, 1,385 sqft
Condominiums on 0.00 Acres

EDGEWATER BEACH CONDO PH 1, MIRAMAR BEACH, FL

Experience beachfront living at its finest with this stunning ground floor condominium in the desirable Edgewater Beach Resort. Boasting incredible views of the Gulf of Mexico, this spacious 2-bedroom, 2-bathroom unit offers the perfect blend of beauty and convenience. Upon entering, you'll be greeted by an open and airy layout, with the living area seamlessly flowing into the dining space and kitchen. The oversized patio, accessible directly from the unit, serves as an extension of your living space and provides easy access to an expansive "backyard" area, just steps away from the pools and private beach. Ideal for entertaining, the well-appointed kitchen features modern appliances, ample cabinetry, and a convenient breakfast bar. Whether you're hosting a dinner party or enjoying a quiet meal with loved ones, the dining area offers a picturesque backdrop of the Gulf.

The master suite is a true retreat, complete with a private ensuite bathroom and direct access to the patio. The second bedroom is equally inviting, and the additional sleeping arrangements allow for hosting extra guests comfortably. With this unit being offered fully furnished and rental ready, it presents an excellent investment opportunity.

Edgewater Beach Resort is a gated community that boasts an array of well-maintained amenities. Take a dip in one of the two pools, including a heated pool for



year-round enjoyment, or relax in the waterfall spa and wading pool. Stay active at the fitness center, engage in friendly competition at the game room, or let the little ones have a blast at the children's playground. Sports enthusiasts will appreciate the putting green, shuffleboard area, and basketball court. And with approximately 425' of private beach, you'll have plenty of space to soak up the sun and enjoy the sand between your toes.

Don't miss out on the opportunity to own this exceptional beachfront condominium that offers not only breathtaking views but also a host of resort-style amenities. Schedule your private viewing today and start living the coastal lifestyle you've always dreamed of!

Built in 1984

Essential Information

MLS® #	946331
Price	\$795,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,385
Acres	0.00
Year Built	1984
Type	Condominiums
Sub-Type	Condominiums
Style	N/A
Status	Active

Community Information

Address	291 Scenic Gulf Dr Unit 206
Area	Miramar/Sandestin Resort
Subdivision	EDGEWATER BEACH CONDO PH 1
City	MIRAMAR BEACH
County	WALTON

State FL
Zip Code 32550

Amenities

Amenities BBQ Pit/Grill, Beach, Deed Access, Dumpster, Elevators, Exercise Room, Gated Community, Playground, Pool, TV Cable Available, Waterfront
Utilities Electric Available, Public Sewer Available, Public Water Available, TV Cable Available
Parking Garage, Guest
Is Waterfront Yes
Waterfront GULF
Water View GULF
Has Pool Yes
Pool Community

Interior

Interior Features Breakfast Bar, Floor Tile, Floor WW Carpet, Furnished - All, Washer/Dryer Hookup
Appliances Dishwasher, Dryer, Microwave, Refrigerator, Smoke Detector, Stove/Oven Electric, Washer
Cooling A/C: Central Electric, Ceiling Fans

Exterior

Exterior Concrete, Siding Stucco
Exterior Features Patio Covered

School Information

Elementary VAN R. BUTLER
Middle EMERALD COAST
High SOUTH WALTON

Additional Information

HOA Fees 1067.68
HOA Fees Freq. Monthly

Listing Details

Listing Office Keller Williams Realty Destin

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, Copyright2024, All rights reserved.Vendors Member Number : 28325
Listing information last updated on July 15th, 2024 at 10:30pm CDT