

\$725,000 - 291 Scenic Gulf Dr Unit 601, MIRAMAR BEACH

MLS® #938812

\$725,000

2 Bedroom, 2.00 Bathroom, 1,215 sqft
Condominiums on 0.00 Acres

EDGEWATER BEACH CONDO, MIRAMAR BEACH, FL

Experience beachfront living at its finest with this sixth floor condominium in desirable Edgewater Beach Resort. Boasting incredible views of the Gulf of Mexico, this spacious 2-bedroom, 2-bathroom unit offers the perfect blend of 180 views and deeded beach access. Featuring an open and airy layout, with the living area seamlessly flowing into the dining space and kitchen. The oversized patio, accessible directly from the living room and primary suite serves as an extension of your living space and provides access to an outdoor covered balcony, just steps away from the pools and private beach. Ideal for entertaining, the well-appointed kitchen features stainless steel Kenmore appliances, extensive cabinetry, granite countertops, and breakfast bar. The primary suite is a true respite, with a private ensuite bathroom with private shower and direct access to the gulf front balcony. The second bedroom is equally inviting. This unit is offered freshly painted, new bedroom tight woven carpet, fully furnished, outside storage unit for your beach toys, owner's storage, and consistent repeat rental bookings to convey.

Edgewater Beach Resort is a gated community that offers 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 step over to the children's



playground. Sports enthusiasts will appreciate the putting green, shuffleboard area, and basketball court, and dog walking green space for owner's. Highlighted by approximately 425' of private beach to soak up the sun and enjoy the sand between your toes.

Built in 1985

Essential Information

MLS® #	938812
Price	\$725,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,215
Acres	0.00
Year Built	1985
Type	Condominiums
Sub-Type	Condominiums
Style	N/A
Status	Active

Community Information

Address	291 Scenic Gulf Dr Unit 601
Area	Miramar/Sandestin Resort
Subdivision	EDGEWATER BEACH CONDO
City	MIRAMAR BEACH
County	WALTON
State	FL
Zip Code	32550

Amenities

Amenities	BBQ Pit/Grill, Beach, Community Room, Deed Access, Elevators, Exercise Room, Fishing, Gated Community, Laundry, Picnic Area, Playground, Pool, TV Cable Available, Waterfront, Whirlpool, Pets Allowed, Short Term Rental - Allowed
Utilities	Electric Available, Public Sewer Available, Public Water Available, TV Cable Available

Parking	Guest, Garage, Covered
Is Waterfront	Yes
Waterfront	GULF
Water View	GULF
Has Pool	Yes
Pool	Community, Private

Interior

Interior Features	Breakfast Bar, Floor Tile, Floor WW Carpet New, Furnished - All, Kitchen Island, Newly Painted, Owner's Closet, Pantry, Split Bedroom, Washer/Dryer Hookup, Window Treatment All
Appliances	Cooktop, Dishwasher, Disposal, Dryer, Microwave, Oven Double, Refrigerator, Refrigerator W/Ice Maker, Smoke Detector, Stove/Oven Electric, Washer
Heating	Heat: Central Electric
Cooling	A/C: Central Electric

Exterior

Exterior	Concrete, Siding Stucco, Steel
Exterior Features	Balcony
Windows	Double Paned Windows
Construction	Steel

School Information

Elementary	VAN R. BUTLER
Middle	EMERALD COAST
High	SOUTH WALTON

Additional Information

HOA Fees	1391.95
HOA Fees Freq.	Monthly

Listing Details

Listing Office	Compass
----------------	---------

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 15th, 2024 at 10:45pm CDT