

\$455,000 - 5000 S Sandestin Blvd 6204, MIRAMAR BEACH

MLS® #949170

\$455,000

1 Bedroom, 1.00 Bathroom, 750 sqft
Condominiums on 0.00 Acres

LUAU I, MIRAMAR BEACH, FL

Nestled on the 2nd floor of Luau I, this exceptional corner residence boasts a spacious 388 sqft covered balcony, commanding breathtaking views of the tropical pool area and a tantalizing glimpse of the gulf beyond. Throughout the entire condo, elegant tile flooring creates a seamless and stylish ambiance. Notably, the residence is equipped with a 2014 hot water heater and thoughtful handicapped accessible features, including convenient roll-under sinks and sturdy handle bars, ensuring both comfort and accessibility for all. Luau offers an oasis getaway with a heated pool, relaxing waterfall, hot tub, and grilling area. In addition, owners can take advantage of the sundeck on the top floor with panoramic views from the gulf to the bay or burn some calories in the fitness center. Luau is on the beachside of Sandestin across from the beautiful white sandy beaches and just a tram ride to the all the amenities that the resort offers.

As an introduction to the Sandestin lifestyle, we invite our new owners to explore amenities that make Sandestin special. The listing brokerage and seller(s) are presenting the buyer(s) of this property with (2) 90-minute rounds of Tennis court time, a golf foursome at one of our three championship courses, and a round of golf for up to four (4) players at the unrivaled Burnt Pine Golf Club.

Sandestin Golf and Beach Resort features more than seven miles of beaches and pristine bay front, four championship golf courses, 15



world-class tennis courts, a 226-slip marina, a fitness center, spa and celebrity chef dining. Shop, dine and play at the charming pedestrian village, The Village of Baytowne Wharf and more. Inside the gates of the resort, residents enjoy a balanced lifestyle of high-class living, spanning the 2,400 acres from the beach to the bay. Everything within the gates of the resort is accessible by golf cart or bicycle. The entire resort is interconnected by miles of pedestrian, bike and golf cart paths that weave through groves of live oaks, meandering past natural lagoons, fountains, man-made lakes, and meticulously landscaped fairways.

Built in 2006

Essential Information

MLS® #	949170
Price	\$455,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	750
Acres	0.00
Year Built	2006
Type	Condominiums
Sub-Type	Condominiums
Style	N/A
Status	Active

Community Information

Address	5000 S Sandestin Blvd 6204
Area	Miramar/Sandestin Resort
Subdivision	LUAU I
City	MIRAMAR BEACH
County	WALTON
State	FL
Zip Code	32550

Amenities

Amenities	BBQ Pit/Grill, Beach, Dumpster, Elevators, Exercise Room, Fishing, Gated Community, Golf, Laundry, Marina, Pavillion/Gazebo, Pets Allowed, Pickle Ball, Picnic Area, Pool, Short Term Rental - Allowed, Tennis, TV Cable Available, Waterfront, Handicap Provisions, Separate Storage
Utilities	Electric Available, Public Sewer Available, Public Water Available, TV Cable Available
Parking	Garage, Garage: Attached, Covered
Water View	GULF
Has Pool	Yes
Pool	Community

Interior

Interior Features	Breakfast Bar, Floor Tile, Furnished - All, Owner's Closet, Washer/Dryer Hookup, Handicap Provisions
Appliances	Dishwasher, Dryer, Microwave, Refrigerator W/Ice Maker, Smoke Detector, Smooth Stovetop Rnge, Washer
Cooling	A/C: Central Electric, Ceiling Fans

Exterior

Exterior	Siding Stucco
Exterior Features	Balcony

School Information

Elementary	VAN R. BUTLER
Middle	EMERALD COAST
High	SOUTH WALTON

Additional Information

HOA Fees	763.48
HOA Fees Freq.	Monthly

Listing Details

Listing Office	Sandestin Real Estate
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