

# \$275,000 - 5002 S Sandestin Blvd Unit 6325, MIRAMAR BEACH

MLS® #944628

## \$275,000

0 Bedroom, 1.00 Bathroom, 469 sqft  
Condominiums on 0.00 Acres

Luau II, MIRAMAR BEACH, FL

Located on the 3rd floor, this unit, at Luau II, was with updated new furnishing & flooring. Fully furnished studio condo features a kitchenette including a microwave, coffee maker, and mini-fridge, king sized bed, and a private balcony. Luau offers guests access to a lagoon style pool with a swim under waterfall & hot tub, a fitness center, outdoor gas grills, and easy pathway beach access. Just a short walk to the beach & activities. Rental Income for 2023 was \$25,182.00.

Built in 2006

## Essential Information

MLS® #	944628
Price	\$275,000
Bathrooms	1.00
Full Baths	1
Square Footage	469
Acres	0.00
Year Built	2006
Type	Condominiums
Sub-Type	Condominiums
Style	N/A
Status	Active

## Community Information

Address	5002 S Sandestin Blvd Unit 6325
Area	Miramar/Sandestin Resort
Subdivision	Luau II



City	MIRAMAR BEACH
County	WALTON
State	FL
Zip Code	32550

### **Amenities**

Amenities	Beach, Elevators, Exercise Room, Pool, Tennis, TV Cable Available, Waterfront, Fishing, Gated Community, Golf, Marina, Playground, Pets Allowed
Utilities	Electric Available, Public Sewer Available, Public Water Available, TV Cable Available
Parking	Covered
Water View	GULF
Has Pool	Yes
Pool	Community

### **Interior**

Interior Features	Furnished - All, Owner's Closet, Floor Tile, Lighting Recessed, Newly Painted, Window Treatment All
Appliances	Fire Alarm/Sprinkler, Microwave, Refrigerator
Heating	Heat: Central Electric
Cooling	A/C: Central Electric, Ceiling Fans

### **Exterior**

Exterior Features	Balcony
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### **School Information**

Elementary	VAN R. BUTLER
Middle	EMERALD COAST
High	SOUTH WALTON

### **Additional Information**

HOA Fees	533.28
HOA Fees Freq.	Monthly

### **Listing Details**

Listing Office	LPT Realty LLC
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