

\$939,000 - 5254 Tivoli Dr # 5254, MIRAMAR BEACH

MLS® #956143

\$939,000

3 Bedroom, 3.00 Bathroom, 1,856 sqft
Condominiums on 0.00 Acres

TIVOLI BY THE SEA 2, MIRAMAR BEACH, FL

This is the one you've been waiting for!
GROUND FLOOR 3 bedroom property located on the south side of Sandestin with a dedicated golf cart parking space/charging station! Notable features include: newer 6 seater golf cart (included with sale), new luxury vinyl plank flooring in bedrooms, new water heater in '22, new washer and dryer in '22, new HVAC lines, and new kitchen appliances, new kitchen backsplash. This property is already doing great as an investment with over \$65,000 in bookings in 2023 but could also easily be a long term residence or second home. As you walk into the home you will instantly notice the beautiful Spanish Tile throughout the living areas and the abundance of natural light. Directly off the foyer is the 1st guest bedroom with pocket door access to the hallway guest bath. The main living space is very open with the spacious living area and open kitchen with large island/breakfast bar. The kitchen boasts granite countertops, new backsplash installed in 2022, new range/microwave, fridge, and dishwasher all replaced in 2023. Off the living room are french doors to the covered and screened in patio with views of the golf course fairway, which may also be accessed from the primary master bedroom. The 2nd guest bedroom is located off of the kitchen with its own private bathroom. Across the living area is the primary master suite. The master boasts two closets, access to the patio, and enough space for both a desk, and daybed in addition to the



large King Sized bed and furniture. The master bath features an oversized double vanity, jetted soaking tub, walk-in shower, and private water closet.

Tivoli by the Sea provides a community pool, right across from the assigned golf cart parking/charging station. Being located in Sandestin comes with more perks than we can mention such as deeded beach access, shuttles to both the beach and Baytowne Wharf, community pools, 24 hour security, onsite rental management, access to shopping, restaurants, entertainment, tennis, marina, golf, spa facilities, and so much more.

Built in 1991

Essential Information

MLS® #	956143
Price	\$939,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,856
Acres	0.00
Year Built	1991
Type	Condominiums
Sub-Type	Condominiums
Style	N/A
Status	Active

Community Information

Address	5254 Tivoli Dr # 5254
Area	Miramar/Sandestin Resort
Subdivision	TIVOLI BY THE SEA 2
City	MIRAMAR BEACH
County	WALTON
State	FL
Zip Code	32550

Amenities

Amenities	Beach, Deed Access, Fishing, Pets Allowed, Pool, Short Term Rental - Allowed, Dumpster, Gated Community, Golf, Marina, Pavillion/Gazebo, Playground, TV Cable Available, Tennis, Waterfront
Utilities	Electric Available, Public Sewer Available, Public Water Available, TV Cable Available
Has Pool	Yes
Pool	Community, Private

Interior

Interior Features	Floor Tile, Furnished - All, Kitchen Island, Owner's Closet, Pantry, Split Bedroom, Washer/Dryer Hookup, Window Treatment All, Breakfast Bar, Ceiling Crwn Molding, Ceiling Raised, Floor Vinyl, Lighting Track
Appliances	Dishwasher, Disposal, Dryer, Microwave, Refrigerator W/Ice Maker, Smoke Detector, Smooth Stovetop Rnge, Washer, Oven:Self Cleaning, Wine Refrigerator
Heating	Heat: Central Electric
Cooling	A/C: Central Electric, Ceiling Fans

Exterior

Exterior	Roof Tile/Slate, Frame, Siding Stucco
Exterior Features	Porch Screened
Roof	Roof Tile/Slate
Construction	Frame

School Information

Elementary	VAN R. BUTLER
Middle	EMERALD COAST
High	SOUTH WALTON

Additional Information

HOA Fees	832.08
HOA Fees Freq.	Monthly

Listing Details

Listing Office	Gulf Realty 30A LLC
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