

# \$669,000 - 611 Bayou Dr # 10995, MIRAMAR BEACH

MLS® #951516

## \$669,000

2 Bedroom, 3.00 Bathroom, 1,400 sqft  
Condominiums on 0.00 Acres

BAYOU VILLAGE CONDO PH 1, MIRAMAR BEACH, FL

MOTIVATED SELLER. Looking for a Sandestin property that has room to park your golf cart? LOOK NO FURTHER! Currently the only active listing in Bayou Village, not only is there room to park a golf cart, but a 4 SEATER ELECTRIC GOLF CART IS INCLUDED WITH SALE. Welcome to Bayou Village in Sandestin. This property comes mostly furnished with the exclusion of some personal items and decor. The unit has received several recent updates and hasn't been on the rental market and the condition has been very well maintained. Updates include new granite countertops in kitchen and LVP flooring on the 1st and 2nd floor. All bathrooms have been updated including countertops, sinks, floor to ceiling tile in the downstairs full bath and the master bathroom. Downstairs is the entertainment space with the kitchen, breakfast bar, dining area, living area, and screened in back porch with lush landscaped views.

Upstairs you have two bedrooms, master and guest, each with their own private ensuite bathrooms. The Master Bedroom features a balcony which overlooks the front of the property.

Being in Sandestin, there is no limit to the activities you can appreciate. There are walking and biking paths, community pools, tennis, fitness center, fishing, Baytowne Wharf with shops, dining, harbor, marina, and bay



access. Take your golf cart through the passageway under Highway 98 and you will find even more dining options, the Market Shops at Sandestin, and beach access. That's just on the Sandestin Resort property. In Miramar Beach there is even more to do with public beaches, countless dining options, shopping, boutiques, parks, nightlife and so much more! Call today to schedule your private showing!

Built in 1976

### **Essential Information**

MLS® #	951516
Price	\$669,000
Bedrooms	2
Bathrooms	3.00
Full Baths	3
Square Footage	1,400
Acres	0.00
Year Built	1976
Type	Condominiums
Sub-Type	Condominiums
Style	N/A
Status	Active

### **Community Information**

Address	611 Bayou Dr # 10995
Area	Miramar/Sandestin Resort
Subdivision	BAYOU VILLAGE CONDO PH 1
City	MIRAMAR BEACH
County	WALTON
State	FL
Zip Code	32550

### **Amenities**

Amenities Beach, Deed Access, Pool, Short Term Rental - Allowed, Tennis, TV Cable Available, Waterfront, Boat Launch, Dock, Dumpster, Fishing, Gated Community, Golf, Marina, Picnic Area, Pets Allowed

Utilities	Electric Available, Phone Available, Public Sewer Available, Public Water Available, TV Cable Available
Has Pool	Yes
Pool	Community, Private

### **Interior**

Interior Features	Breakfast Bar, Floor Tile, Floor Vinyl, Owner's Closet, Pantry, Washer/Dryer Hookup, Window Treatment All, Furnished - Some
Appliances	Dishwasher, Disposal, Dryer, Microwave, Refrigerator, Smoke Detector, Stove/Oven Electric, Washer
Cooling	A/C: Central Electric, Ceiling Fans

### **Exterior**

Exterior	Frame, Roof Composite Shingle, Foundation Slab On Grade
Exterior Features	Balcony, Porch Screened
Roof	Roof Composite Shingle
Construction	Frame
Foundation	Foundation Slab On Grade

### **School Information**

Elementary	VAN R. BUTLER
Middle	EMERALD COAST
High	SOUTH WALTON

### **Additional Information**

HOA Fees	990.16
HOA Fees Freq.	Monthly

### **Listing Details**

Listing Office	Gulf Realty 30A LLC
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