

# \$605,000 - 732 Scenic Gulf Dr Unit D101, MIRAMAR BEACH

MLS® #955376

## \$605,000

3 Bedroom, 2.00 Bathroom, 1,324 sqft  
Condominiums on 0.00 Acres

ALERIO, MIRAMAR BEACH, FL

101D is a highly desirable bottom floor, corner unit in one of the most coveted buildings in Alerio! Imagine stepping into a charming, sunlit condo just moments away from the soft, sandy shores of Miramar! This inviting 3-bedroom, 2-bathroom retreat offers a perfect blend of comfort and coastal living. The living area seamlessly transitions into a beautiful kitchen, equipped with sleek appliances, granite countertops, and ample cabinet space, ideal for preparing meals or casual snacks after a day of relaxing on the beach. The master bedroom is thoughtfully positioned in the corner for added privacy, and two additional bedrooms, generously sized, by the front providing comfortable sleeping arrangements for guests or family members. This condo not only promises a luxurious retreat but also the convenience of a prime location, where you can explore nearby shops, restaurants, and attractions. Being on the bottom floor, you have the ability to exit from your back patio right to the pedestrian crosswalk across Scenic 98 taking you to the beach access! This accessibility makes it easier to enjoy beach activities and amenities without physical barriers. With rental actuals coming back at, 2021=\$49,005, 2022=\$44,664, 2023=\$37,131 (with heavy current owner usage), exceeding the rental projections of \$43k annually, this is an opportunity you can't miss!

Built in 2015



## Essential Information

MLS® #	955376
Price	\$605,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,324
Acres	0.00
Year Built	2015
Type	Condominiums
Sub-Type	Condominiums
Style	N/A
Status	Active

## Community Information

Address	732 Scenic Gulf Dr Unit D101
Area	Miramar/Sandestin Resort
Subdivision	ALERIO
City	MIRAMAR BEACH
County	WALTON
State	FL
Zip Code	32550

## Amenities

Amenities	BBQ Pit/Grill, Gated Community, Pets Allowed, Pool, Whirlpool, Elevators
Utilities	Electric Available, Public Sewer Available, Public Water Available
Has Pool	Yes
Pool	Pool - Heated, Pool - In-Ground, Community

## Interior

Interior Features	Ceiling Crwn Molding, Ceiling Vaulted, Floor Hardwood, Floor Tile, Owner's Closet
Appliances	Dishwasher, Disposal, Dryer, Microwave, Refrigerator W/Ice Maker, Stove/Oven Electric, Washer
Heating	Heat: Central Electric
Cooling	A/C: Central Electric

## Exterior

Exterior	Siding Stucco
Exterior Features	BBQ Pit/Grill, Hot Tub, Patio Covered, Patio Open, Pool - Heated, Pool - In-Ground, Porch Covered, Porch Open, Sprinkler System

### **School Information**

Elementary	VAN R. BUTLER
Middle	EMERALD COAST
High	SOUTH WALTON

### **Additional Information**

HOA Fees	3105.24
HOA Fees Freq.	Quarterly

### **Listing Details**

Listing Office	Legacy Hill Realty
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