

\$515,000 - 9100 Baytowne Wharf Blvd 273, MIRAMAR BEACH

MLS® #956106

\$515,000

2 Bedroom, 2.00 Bathroom, 1,046 sqft
Condominiums on 0.00 Acres

OBSERVATION POINT, MIRAMAR BEACH, FL

Step into luxury with this recently updated and fully furnished two-bedroom condo in the heart of the Village at Baytowne Wharf. This stunning corner unit features an expansive wraparound balcony, perfect for enjoying the vibrant atmosphere and the weekly fireworks show. The oversized terrace is a standout feature, unique to second-floor units, nearly doubling your living space and providing an ideal spot for outdoor relaxation and entertainment. Inside, updated flooring adds a touch of modern elegance, making this space ready for immediate enjoyment by you, your family and your guests. With updated light fixtures, countertops and modern furniture, this condo is both stylish and functional. Located on the exclusive amenity terrace level, this condo offers unparalleled access to a tropical oasis with a large lagoon-style pool, grilling area, fitness room, lush landscaping and serene walking paths. Additionally, owners enjoy privileges at the Founders Club, complete with a large-screen TV, seating areas, kitchen, pool table and a spacious balcony overlooking the Events Plaza. Situated above restaurants and shops, Observation Point at the Village at Baytowne Wharf is at the epicenter of Sandestin's most exciting activities. This gated community offers everything from dining and shopping to entertainment and adventure parks. You'll also have access to Sandestin Golf & Beach Resort's pristine beaches, community pools, tennis courts, a marina and championship golf courses. Whether for



personal use or as an investment, this turn-key condo in a gated resort community offers a seamless living experience in a prime location.

Built in 2002

Essential Information

MLS® #	956106
Price	\$515,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,046
Acres	0.00
Year Built	2002
Type	Condominiums
Sub-Type	Condominiums
Style	N/A
Status	Active

Community Information

Address	9100 Baytowne Wharf Blvd 273
Area	Miramar/Sandestin Resort
Subdivision	OBSERVATION POINT
City	MIRAMAR BEACH
County	WALTON
State	FL
Zip Code	32550

Amenities

Amenities	BBQ Pit/Grill, Beach, Community Room, Elevators, Exercise Room, Fishing, Golf, Marina, Pavillion/Gazebo, Picnic Area, Pool, Tennis, TV Cable Available, Boat Launch, Gated Community
Utilities	Electric Available, Public Sewer Available, Public Water Available, TV Cable Available
Water View	Pond
Has Pool	Yes
Pool	Community

Interior

Interior Features	Breakfast Bar, Floor Tile, Furnished - All, Pantry, Renovated, Washer/Dryer Hookup, Window Treatment All
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Smoke Detector, Smooth Stovetop Rnge, Stove/Oven Electric, Washer
Heating	Heat: Central Electric
Cooling	A/C: Central Electric

Exterior

Exterior Features	Balcony
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School Information

Elementary	VAN R. BUTLER
Middle	EMERALD COAST
High	SOUTH WALTON

Additional Information

HOA Fees	4372.57
HOA Fees Freq.	Quarterly

Listing Details

Listing Office	Scenic Sotheby's International Realty
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