

# \$495,000 - 9100 Baytowne Wharf Blvd 464, MIRAMAR BEACH

MLS® #945934

## \$495,000

2 Bedroom, 2.00 Bathroom, 1,023 sqft  
Condominiums on 0.00 Acres

### OBSERVATION POINT, MIRAMAR BEACH, FL

This coveted fourth-floor end unit at Observation Point boasts a large balcony with panoramic views of the lake and Events Plaza. Located within the heart of the Village of Baytowne Wharf, it is the closest condo to the exclusive Founder's Club for socializing and within easy reach of the marina, restaurants and cafes serving tasty brunch, lunch and dinner. Wood tile plank flooring leads the way into the generously sized sitting room with multiple tall windows and sliding glass doors providing plenty of natural light. The updated kitchen is impressively equipped with granite countertops and Samsung stainless steel appliances including a French-door refrigerator and a flat cooktop. As well as a pantry, there's a general storage closet and a laundry with a stacked washer and dryer. Casual dining and evening cocktails can be enjoyed on stools lined up at the high-top breakfast bar. A dedicated dining area nearby is the perfect place for mealtimes and entertaining. Sliding glass doors open onto the wraparound balcony, which is furnished for alfresco dining and relaxing. Imagine watching the Baytowne fireworks and live concerts from the comfort of your own private balcony. Two beautifully appointed bedrooms round off the spacious accommodations. The master bedroom has a dedicated bathroom showcasing a soaker tub, separate shower and twin vanity with vessel sinks. The second bathroom has a tiled walk-in shower. Next door to this unit is the Founders' Club, an exclusive entertainment space with



pool table, media room, social lounge and kitchenette. It's a great space to meet and socialize with other owners. On level two, you will find a climate controlled storage cage for all your outdoor gear. There is gated owner parking available in the garage, making for easy access to your unit. The building and patios were just painted and sealed. This well-located condo is within easy reach of multiple activities including the fitness center, tennis courts, community pools, golf courses, beaches and the marina. Fully furnished and turnkey, this is the only two-bedroom unit currently for sale at Observation Point and is sure to be in demand.

Built in 2002

### **Essential Information**

MLS® #	945934
Price	\$495,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,023
Acres	0.00
Year Built	2002
Type	Condominiums
Sub-Type	Condominiums
Style	N/A
Status	Active

### **Community Information**

Address	9100 Baytowne Wharf Blvd 464
Area	Miramar/Sandestin Resort
Subdivision	OBSERVATION POINT
City	MIRAMAR BEACH
County	WALTON
State	FL
Zip Code	32550

## Amenities

Amenities	Pets Allowed, Pool, BBQ Pit/Grill, Beach, Community Room, Dock, Elevators, Exercise Room, Fishing, Gated Community, Golf, Laundry, Marina, Pavillion/Gazebo, Picnic Area, Playground, Separate Storage, TV Cable Available, Tennis, Waterfront, Whirlpool, Pickle Ball, Short Term Rental - Allowed
Utilities	Electric Available, Public Sewer Available, Public Water Available, TV Cable Available, Underground
Parking Spaces	1
Parking	Garage, Garage: Attached
# of Garages	1
Water View	BAY, Lake, Pond
Has Pool	Yes
Pool	Pool - In-Ground, Community, Pool - Heated, Private

## Interior

Interior Features	Breakfast Bar, Floor Tile, Floor WW Carpet, Furnished - All, Lighting Recessed, Washer/Dryer Hookup, Owner's Closet, Renovated, Window Treatment All
Appliances	Dishwasher, Disposal, Dryer, Microwave, Refrigerator W/Ice Maker, Smoke Detector, Smooth Stovetop Rnge, Stove/Oven Electric, Washer, Fire Alarm/Sprinkler
Heating	Heat: Central Electric
Cooling	A/C: Central Electric, Ceiling Fans

## Exterior

Exterior	Siding CmntFbrHrdBrd
Exterior Features	Balcony, Pool - In-Ground, BBQ Pit/Grill, Hot Tub, Pool - Heated

## School Information

Elementary	VAN R. BUTLER
Middle	EMERALD COAST
High	SOUTH WALTON

## Additional Information

HOA Fees	1244.19
HOA Fees Freq.	Monthly

## Listing Details

Listing Office	Scenic Sotheby's International Realty
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