

\$799,000 - 9100 Baytowne Wharf Blvd Unit 352, MIRAMAR BEACH

MLS® #946888

\$799,000

3 Bedroom, 3.00 Bathroom, 1,500 sqft
Condominiums on 0.00 Acres

OBSERVATION POINT, MIRAMAR BEACH, FL

Do you enjoy being in the middle of all the action? Being able to walk out onto the balcony and see the fireworks, watch the live entertainment in the square, enjoy the luxuriousness of one of the largest covered balconies in Baytowne Wharf!! This is where you come to have fun, walk out of the building to enjoy the nightlife, and simply walk back home without the need to drive. The open floor plan is a perfect entertainment space, and with 3 bedrooms, and 3 bathrooms, it's a rental machine! Even with 2 months off the rental market due to exterior painting, it still grossed over \$45K in 2023, and did roughly \$70k in 2022. It's beautifully updated, and being sold as a turn key opportunity. Everything stays! Oh, did I mention this 3rd floor is the location of the resort pool? You'll see:-)

Built in 2002

Essential Information

MLS® #	946888
Price	\$799,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,500
Acres	0.00
Year Built	2002
Type	Condominiums



Sub-Type	Condominiums
Style	N/A
Status	Active

Community Information

Address	9100 Baytowne Wharf Blvd Unit 352
Area	Miramar/Sandestin Resort
Subdivision	OBSERVATION POINT
City	MIRAMAR BEACH
County	WALTON
State	FL
Zip Code	32550

Amenities

Amenities	BBQ Pit/Grill, Beach, Deed Access, Dock, Elevators, Exercise Room, Gated Community, Golf, Laundry, Marina, Pool, TV Cable Available, Tennis, Waterfront, Pickle Ball, Short Term Rental - Allowed
Utilities	Electric Available, Public Sewer Available, Public Water Available, TV Cable Available
Parking	Garage, Covered
Water View	Pond
Has Pool	Yes
Pool	Community, Private

Interior

Interior Features	Floor Tile, Breakfast Bar, Furnished - All, Owner's Closet, Pantry, Plantation Shutters, Window Treatment All
Appliances	Dishwasher, Disposal, Microwave, Stove/Oven Electric, Dryer, Fire Alarm/Sprinkler, Refrigerator, Smoke Detector, Washer, Smooth Stovetop Rnge
Heating	Heat: Central Electric
Cooling	A/C: Central Electric, Ceiling Fans

Exterior

Exterior Features	Balcony
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School Information

Elementary	VAN R. BUTLER
Middle	EMERALD COAST
High	SOUTH WALTON

Additional Information

HOA Fees 1740.83

HOA Fees Freq. Monthly

Listing Details

Listing Office Keller Williams Success Realty

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