

\$529,500 - 9100 Baytowne Wharf Blvd Unit 451, MIRAMAR BEACH

MLS® #953612

\$529,500

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

OBSERVATION POINT, MIRAMAR BEACH, FL

Discover a sweet sanctuary in the Village of Baytowne Wharf with this 2BR/2BA top floor corner unit in Observation Point. A canopy of oaks and palms add a sense of serenity to this residence that is mere steps away from all the fun and excitement of the Village with shopping, dining, and activities. The bright and open living and dining spaces open up to an oversized balcony with picturesque views of the community swimming pool. The kitchen features a breakfast bar, granite countertops, and a large pantry. The master suite offers an ensuite bathroom with double vanity, walk-in shower, and soaking tub. An additional bedroom and hall bathroom complete this residence which makes an outstanding investment property with a strong rental history. Amenities at Observation Point include a wonderful zero-entry swimming pool with separate hot tub and the Founders Club, an exclusive owners club with pool table, lounge area, and wet bar.

The Sandestin Golf and Beach Resort is a 2,400-acre gated property that borders the Gulf of Mexico and the Choctawhatchee Bay and offers an exciting array of amenities such as championship golf courses, world class tennis facilities, swimming pools, a fitness center, a 113-slip marina, and an underground pedestrian and cart tunnel to private community beach access.



Built in 2002

Essential Information

MLS® #	953612
Price	\$529,500
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 Unit 451
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, Deed Access, Dumpster, Elevators, Gated Community, Pets Allowed, Picnic Area, Pool, TV Cable Available, Whirlpool
Utilities	Electric Available, Public Sewer Available, Public Water Available, TV Cable Available
Parking	Garage
Has Pool	Yes
Pool	Community

Interior

Interior Features	Breakfast Bar, Floor Laminate, Furnished - All, Window Treatment All
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Appliances Dishwasher, Disposal, Dryer, Microwave, Refrigerator W/Ice Maker, Smoke Detector, Stove/Oven Electric, Washer

Cooling A/C: Central Electric

Exterior

Exterior Siding Brick All, Siding CmntFbrHrdBrd

Exterior Features Balcony

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 Berkshire Hathaway HomeServices

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