

# \$270,000 - 9100 Baytowne Wharf Blvd Unit 471, MIRAMAR BEACH, FL

MLS® #944680

**\$270,000**

0 Bedroom, 1.00 Bathroom, 443 sqft  
Condominiums on 0.00 Acres

OBSERVATION POINT SOUTH THE VILLAGE OF BAYTOWNE WHARF SANDESTIN, MIRAMAR BEACH, FL

Enjoy the very best of Sandestin's Village of Baytowne Wharf at your doorstep! This beautiful studio in Observation South offers all of the fun and excitement of the Village as it is located in the center of it all. This studio made a healthy rental income of \$21,000 for 2023 with 32 days of owner use. This studio has a large balcony which is great for entertaining. Unit offers access to the gorgeous sugar sand beach, community pool, hot tub, BBQ grills, owners only access to the Founders Club--billiards table, large conference table, kitchen and tv area. You are a short elevator ride away from shopping, dining, entertainment, groceries, and convenience. This unit is all about location, location, location. This unit is updated and turnkey. Short drive to Destin for Swifties! Sandestin Golf and Beach resort encompasses over 2,400 acres with four golf courses, world class tennis and pickle ball center, walking/biking paths, and the world-famous beach. The Village of Baytowne Wharf has everything you need from a general market/convenience store to shops, restaurants and exciting night life. You will never have to leave the property, no need for a rental car. Actual rental numbers are located within document section. Short drive to Destin for all you Swifties! All information is considered accurate but should be verified by buyer.

Built in 2002



## Essential Information

MLS® #	944680
Price	\$270,000
Bathrooms	1.00
Full Baths	1
Square Footage	443
Acres	0.00
Year Built	2002
Type	Condominiums
Sub-Type	Condominiums
Style	N/A
Status	Active

## Community Information

Address	9100 Baytowne Wharf Blvd Unit 471
Area	Miramar/Sandestin Resort
Subdivision	OBSERVATION POINT SOUTH THE VILLAGE OF BAYTOWNE WHARF SANDESTIN
City	MIRAMAR BEACH
County	WALTON
State	FL
Zip Code	32550

## Amenities

Amenities	BBQ Pit/Grill, Beach, Community Room, Dock, Elevators, Exercise Room, Fishing, Gated Community, Golf, Marina, Pets Allowed, Pickle Ball, Playground, Pool, Short Term Rental - Allowed, Tennis, TV Cable Available, Whirlpool, Game Room
Utilities	Electric Available, Public Sewer Available, TV Cable Available
Parking	Guest
Has Pool	Yes
Pool	Community

## Interior

Appliances	Disposal, Dryer, Microwave, Refrigerator, Washer
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	6096.00
HOA Fees Freq.	Annually

## Listing Details

Listing Office	Corcoran Reverie SRB
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