

\$595,000 - 9500 Grand Sandestin Blvd 2516/2518, MIRAMAR

MLS® #935497

\$595,000

2 Bedroom, 3.00 Bathroom, 1,305 sqft
Condominiums on 0.00 Acres

GRAND SANDESTIN, MIRAMAR BEACH, FL

You will love the stunning Western views of the Choctawhatchee Bay and the Grand Gardens/Pool from this 5th floor, 2 bedroom with 3 full baths lock-off condo. Enjoy low maintenance tile throughout the entire condo as well as bay facing balconies in both the studio and 1bedroom. Both have new 2022 HVACS! The lock-off floor plan allows maximum rental potential as a studio, 1bed/2bath, or a full 2bed/3bath condo. The Grand Sandestin welcomes you with gracious architecture and luxurious amenities including a fitness center, Ballyhoo Bar, swimming pool, seasonal on-site check-in, and concierge services. Enjoy the location adjacent to the Village of Baytowne Wharf, a pedestrian market place that hosts a variety of dining and shopping venues as well as fun for the whole family! As an introduction to the Sandestin lifestyle, we invite our new owners to explore amenities that make Sandestin special. The listing brokerage and seller(s) are presenting the buyer(s) of this property with (2) 90-minute rounds of Tennis court time, a golf foursome at one of our three championship courses, and a round of golf for up to four (4) players at the unrivaled Burnt Pine Golf Club.

Sandestin Golf and Beach Resort features more than seven miles of beaches and pristine bay front, four championship golf courses, 15 world-class tennis courts, a 226-slip marina, a fitness center, spa and celebrity chef dining. Shop, dine and play at the charming



pedestrian village, The Village of Baytowne Wharf and more. Inside the gates of the resort, residents enjoy a balanced lifestyle of high-class living, spanning the 2,400 acres from the beach to the bay. Everything within the gates of the resort is accessible by golf cart or bicycle. The entire resort is interconnected by miles of pedestrian, bike and golf cart paths that weave through groves of live oaks, meandering past natural lagoons, fountains, man-made lakes, and meticulously landscaped fairways.

Built in 2003

Essential Information

MLS® #	935497
Price	\$595,000
Bedrooms	2
Bathrooms	3.00
Full Baths	3
Square Footage	1,305
Acres	0.00
Year Built	2003
Type	Condominiums
Sub-Type	Condominiums
Style	N/A
Status	Active

Community Information

Address	9500 Grand Sandestin Blvd 2516/2518
Area	Miramar/Sandestin Resort
Subdivision	GRAND SANDESTIN
City	MIRAMAR BEACH
County	WALTON
State	FL
Zip Code	32550

Amenities

Amenities BBQ Pit/Grill, Beach, Dock, Elevators, Exercise Room, Fishing, Gated

Community, Golf, Marina, Playground, Pool, Separate Storage, TV Cable Available, Tennis, Pets Allowed, Pickle Ball, Short Term Rental - Allowed

Utilities	Electric Available, Public Sewer Available, Public Water Available, TV Cable Available
Parking Spaces	1
Parking	Garage: Attached, Guest, Other
# of Garages	1
Water View	BAY
Has Pool	Yes
Pool	Community, Private

Interior

Interior Features	Breakfast Bar, Floor Tile, Furnished - All, Lock Out, Owner's Closet, Split Bedroom, Washer/Dryer Hookup, Wet Bar, Window Treatment All
Appliances	Dishwasher, Disposal, Dryer, Fire Alarm/Sprinkler, Microwave, Refrigerator, Refrigerator W/Ice Maker, Stove/Oven Electric, Washer, Smooth Stovetop Rnge
Heating	Heat: Central Electric
Cooling	A/C: Central Electric, Ceiling Fans

Exterior

Exterior	Concrete, Roof Shingle/Shake
Exterior Features	Balcony
Roof	Roof Shingle/Shake

School Information

Elementary	VAN R. BUTLER
Middle	EMERALD COAST
High	SOUTH WALTON

Additional Information

HOA Fees	1842.94
HOA Fees Freq.	Monthly

Listing Details

Listing Office	Sandestin Real Estate
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