

# \$499,000 - 9500 Grand Sandestin Blvd 2907, MIRAMAR BEACH

MLS® #944611

## \$499,000

2 Bedroom, 2.00 Bathroom, 1,200 sqft  
Condominiums on 0.00 Acres

### GRAND SANDESTIN, MIRAMAR BEACH, FL

Contemporary Penthouse Retreat In Resort Community - Indulge in the epitome of luxury living at the Grand Sandestin inside a prestigious penthouse retreat perched on the 10th floor that offers unparalleled panoramic views of Choctawhatchee Bay and the sprawling expanse of the esteemed Sandestin Golf & Beach Resort. Rental projection of up to \$53,969 annually and based on similar units. With only four units occupying this exclusive floor, privacy and tranquility are assured, providing an intimate escape amidst the resort's vibrant ambiance. This exceptional residence, previously owner-occupied and now offered unfurnished, presents an unparalleled opportunity for discerning buyers seeking a second home, an investment property or a primary residence with the added allure of personalization. Meticulously updated with premium features, including LVP flooring and fresh paint throughout, this exquisite property exudes contemporary elegance at every turn. The heart of the home is a spacious and luminous open-concept layout seamlessly connecting the kitchen, dining area and living room, creating an inviting space ideal for both intimate gatherings and lavish entertaining. Modern conveniences abound, with stainless steel appliances adorning the gourmet kitchen and sleek charcoal granite counters providing both style and functionality. This turnkey residence boasts an array of upgraded amenities, including custom window coverings, an electronic digital lock on the entry door for



added security and additional electrical outlets strategically placed for enhanced convenience. Ensuring utmost comfort and functionality, the windows in the bedrooms and living areas have been expertly repaired to allow seamless operation, while new window screens have been installed, allowing for refreshing cross-breezes to permeate the space. Beyond the confines of this exquisite residence, residents of the Grand Sandestin are invited to indulge in a wealth of luxurious amenities, including a heated pool and hot tub for relaxation, a fully-equipped fitness center for maintaining an active lifestyle, and a convenient commercial laundry room for handling larger items. Moreover, the unit itself is equipped with laundry facilities, further enhancing convenience and efficiency. Residents will enjoy privileged access to an array of resort amenities and recreational activities that make Sandestin a coveted destination for all seasons and all ages. Adjacent to the Village of Baytowne Wharf, residents can explore a diverse array of dining, shopping, and entertainment options, ensuring there's always something to delight every palate and preference. Sandestin Golf and Beach Resort stands as a beacon of luxury and leisure along Florida's Emerald Coast, spanning over 2,000 acres and encompassing more than 70 unique neighborhoods, each offering its own distinct charm and character. From pristine beaches and championship golf courses to a world-class tennis center and a bustling pedestrian village at the Village of Baytowne Wharf, Sandestin offers an unparalleled array of amenities and activities to suit every lifestyle and preference.

Built in 2003

## **Essential Information**

MLS® #

944611

Price	\$499,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,200
Acres	0.00
Year Built	2003
Type	Condominiums
Sub-Type	Condominiums
Style	N/A
Status	Active

### Community Information

Address	9500 Grand Sandestin Blvd 2907
Area	Miramar/Sandestin Resort
Subdivision	GRAND SANDESTIN
City	MIRAMAR BEACH
County	WALTON
State	FL
Zip Code	32550

### Amenities

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

### Interior

Interior Features	Breakfast Bar, Ceiling Crwn Molding, Floor Tile, Floor Vinyl, Furnished - None, Pantry, Split Bedroom, Washer/Dryer Hookup, Window Treatment All, Owner's Closet, Shelving, Elevator
-------------------	--

Appliances Dishwasher, Disposal, Microwave, Refrigerator W/Ice Maker, Smoke Detector, Smooth Stovetop Rnge, Stove/Oven Electric, Fire Alarm/Sprinkler

Cooling A/C: Central Electric, Ceiling Fans, Water Heater - Two +

### **Exterior**

Exterior Siding CmntFbrHrdBrd

Exterior Features Balcony

### **School Information**

Elementary VAN R. BUTLER

Middle EMERALD COAST

High SOUTH WALTON

### **Additional Information**

HOA Fees 1706.65

HOA Fees Freq. Monthly

### **Listing Details**

Listing Office Scenic Sotheby's International Realty

DISCLAIMER: Information Deemed Reliable but not guaranteed. The information being provided is for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing.All listings are provided courtesy of the Emerald Coast Association of Realtors, Copyright2024, All rights reserved.Vendors Member Number : 28325

Listing information last updated on July 16th, 2024 at 8:30am CDT