

# **\$1,225,000 - 956 Scenic Gulf Dr Unit 112, MIRAMAR BEACH**

MLS® #940209

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**\$1,225,000**

4 Bedroom, 4.00 Bathroom, 2,325 sqft  
Attached Single Unit on 0.00 Acres

MIRAMAR BEACH VILLAS, MIRAMAR BEACH, FL

Presenting 'St. Croix' a Turn-Key, Income Producing Property currently on the rental program with 2023 Actuals of over \$118,000 and a projection of 10% more in 2024. St. Croix sleeps 18 with 2nd floor hallway bunk beds and additional bunk beds in the 2nd story master--All bedrooms have their own ensuite and balconies giving privacy and comfort for all. Miramar Beach Villas community is located across the street from the stunning emerald coast beaches, 500 ft from its very own dedicated beach access, and situated nearby local favorite restaurants. St. Croix is an excellent destination retreat for vacationers seeking ample space for their large families and easy access to all Destin and Miramar Beach have to offer. The first floor entryway greets you to an oversized living, dining and kitchen area with plenty of space for seating and gatherings. The first floor holds a large bedroom with access to the full bathroom and back porch. Going up the stairs to the 2nd floor, you will arrive at the hallway bunk beds, and two bedrooms located on adjacent ends of the hall containing their own balconies and bathrooms. The 3rd floor consists of only the Master suite ensuring privacy and relaxation. Additionally, there are 3 pull out couches located in various rooms for extra accommodations. All furnishings are included and the property is turnkey ready with nothing to want.

Built in 2006



## Essential Information

MLS® #	940209
Price	\$1,225,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	2,325
Acres	0.00
Year Built	2006
Type	Attached Single Unit
Sub-Type	Attached Single Unit
Style	Townhouse
Status	Active

## Community Information

Address	956 Scenic Gulf Dr Unit 112
Area	Miramar/Sandestin Resort
Subdivision	MIRAMAR BEACH VILLAS
City	MIRAMAR BEACH
County	WALTON
State	FL
Zip Code	32550

## Amenities

Amenities	BBQ Pit/Grill, Beach, Deed Access, Dumpster, Pets Allowed, Pool, Short Term Rental - Allowed, TV Cable Available, Gated Community, Laundry
Utilities	Electric Available, Public Sewer Available, Public Water Available, TV Cable Available, Gas - Natural
Water View	GULF, Unit Waterview Only
Has Pool	Yes
Pool	Pool - In-Ground, Community, Private

## Interior

Interior Features	Breakfast Bar, Floor Tile, Furnished - All, Kitchen Island, Owner's Closet, Washer/Dryer Hookup, Window Treatment All, Ceiling Raised, Fireplace Gas, Hallway Bunk Beds, Lighting Recessed
Appliances	Cooktop, Dishwasher, Disposal, Refrigerator, Smooth Stovetop Rnge, Stove/Oven Electric, Oven:Self Cleaning, Smoke Detector
Heating	Heat: Central Electric

Cooling	A/C: Central Electric, Ceiling Fans, A/C: High Efficiency, A/C: Two Or More
Fireplace	Yes
Fireplaces	Fireplace Gas
# of Stories	3

**Exterior**

Exterior	Foundation Slab On Grade, Frame, Roof Metal, Siding Stucco
Exterior Features	Balcony, BBQ Pit/Grill, Pool - In-Ground, Patio Covered
Roof	Roof Metal
Construction	Frame
Foundation	Foundation Slab On Grade

**School Information**

Elementary	VAN R. BUTLER
Middle	EMERALD COAST
High	SOUTH WALTON

**Additional Information**

Zoning	Residential Multi-Family
HOA Fees	550.00
HOA Fees Freq.	Monthly

**Listing Details**

Listing Office	Gulf Life Real Estate Inc
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