

# \$775,000 - 9600 Grand Sandestin Blvd 3518, SANDESTIN

MLS® #946458

## \$775,000

3 Bedroom, 3.00 Bathroom, 1,937 sqft  
Condominiums on 0.00 Acres

LASATA, SANDESTIN, FL

Welcome to the LaSata Penthouse top floor corner suite overlooking the magnificent bay to present balcony sunsets on a daily basis. The lifestyle of LaSata provides a community pool, bay frontage for watching the beautiful yachts come and go, and is a quick walk to the main retail entertainment attractions of Baytowne Wharf. From Mardi Gras to wine festivals to ice skating rinks at Christmas, Baytowne Wharf knows how to do it right. At LaSata, you won't have to miss a thing! Now, a few things to note about this condo. 1. You have covered parking in the garage under the building so you don't have to worry about what kind of weather is outside when you arrive. 2. All interior and exterior contents remain. There are two king suites, and one double queen room and suite. 3. Each bedroom...has its own full bathroom. 4. The HVAC was replaced in 2019 and the washer/dryer in 2021. 5. The condo is currently on a vacation rental program and on track to do approximately \$70,000 in revenue. 6. LaSata owners and guests have access to the private Solstice Club, which is a great place to entertain and relax on the huge screened porch after making a cocktail at the indoor bar, and grilling burgers on the grill. 7 Not to mention the obvious, but as an owner you have access to four of the best golf courses in northwest Florida, sugar sand on a private beach, tennis courts, pickle ball, walking trails, and endless opportunities of fun. So, call your favorite beach realtor, and schedule a private showing! Then call your



CPA, and ask her how you can take advantage of the MASSIVE TAX WRITE OFF called "Cost Segregation" and Bonus Depreciation you may be able to utilize for purchasing a short term rental investment. It's a game changer for investors!

Built in 2004

### **Essential Information**

MLS® #	946458
Price	\$775,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,937
Acres	0.00
Year Built	2004
Type	Condominiums
Sub-Type	Condominiums
Style	N/A
Status	Active

### **Community Information**

Address	9600 Grand Sandestin Blvd 3518
Area	Miramar/Sandestin Resort
Subdivision	LASATA
City	SANDESTIN
County	WALTON
State	FL
Zip Code	32550

### **Amenities**

Amenities	Beach, Dock, Fishing, Gated Community, Golf, Marina, Pickle Ball, Pool, Short Term Rental - Allowed, Tennis, TV Cable Available, Waterfront, Deed Access, Elevators, Whirlpool
Utilities	Electric Available, Public Sewer Available, Public Water Available, TV Cable Available
Parking Spaces	1

Parking	Garage, Garage: Attached
# of Garages	1
Is Waterfront	Yes
Waterfront	BAY
Water View	BAY
Has Pool	Yes
Pool	Community

### Interior

Interior Features	Breakfast Bar, Furnished - All, Renovated, Split Bedroom, Washer/Dryer Hookup, Floor Tile
Appliances	Dishwasher, Dryer, Microwave, Refrigerator
Heating	Heat: Central Electric
Cooling	A/C: Central Electric

### Exterior

Exterior	Concrete
Exterior Features	Balcony

### School Information

Elementary	VAN R. BUTLER
Middle	EMERALD COAST
High	SOUTH WALTON

### Additional Information

HOA Fees	2663.26
HOA Fees Freq.	Monthly

### Listing Details

Listing Office	Keller Williams Success Realty
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