

# \$1,318,900 - 9815 Us Highway 98 W Unit 1501, MIRAMAR BEACH

MLS® #950843

**\$1,318,900**

3 Bedroom, 3.00 Bathroom, 1,711 sqft  
Condominiums on 0.00 Acres

HIDDEN DUNES GULFSIDE 1, MIRAMAR BEACH, FL

RARE FIND\*\*\*3 BED 3 BATH\*\*\* GULF  
FRONT\*\*\*SPECTACULAR VIEWS\*\*\*GREAT  
INVESTMENT\*\*\*PRIVATE BEACH\*\*\* 15TH  
FLOOR\*\*\*GULFSIDE 1501: HIDDEN DUNES  
BEACH AND TENNIS

RESORT UNPARALLELED LUXURY LIVING  
WITH SPECTACULAR GULF VIEWS  
WELCOME TO GULFSIDE 1501, A  
BREATHTAKING 3-BEDROOM,  
3-BATHROOM CONDO IN THE  
PRESTIGIOUS HIDDEN DUNES BEACH  
AND TENNIS RESORT. NESTLED ON THE  
15TH FLOOR, THIS RARE GEM OFFERS  
GULF FRONT LIVING WITH SPECTACULAR  
VIEWS THAT WILL LEAVE YOU  
SPEECHLESS. WITH ITS PRIME LOCATION  
IN THE COVETED 1 STACK, THIS IS THE  
ONLY STACK THAT PROVIDES ALL THREE  
BEDROOMS WITH THEIR OWN FULL  
ENSUITE BATHROOMS AND INDIVIDUAL  
SOUTH AND EAST-FACING GULF VIEWS.  
EACH BEDROOM ALSO BOASTS ITS OWN  
PRIVATE BALCONY, ENSURING YOU CAN  
ENJOY FOREVER VIEWS OVER A SERENE  
SINGLE-FAMILY NEIGHBORHOOD--VIEWS  
THAT WILL NEVER BE OBSTRUCTED BY  
ANOTHER HIGH-RISE.

EXQUISITE INTERIORS AND MODERN  
AMENITIES , GULFSIDE 1501 EXUDES  
LUXURY AND SOPHISTICATED. THE  
BEAUTIFULLY DECORATED INTERIOR IS  
FULLY FURNISHED AND RENTAL READY,  
MAKING IT A PERFECT INVESTMENT  
OPPORTUNITY OR AN IDEAL VACATION



HOME. THE KITCHEN FEATURES GRANITE COUNTERTOPS, A CUSTOM TILE BACKSPLASH, AND SLEEK WHITE CABINETS. THE MASTER BEDROOM IS A TRANQUIL RETREAT WITH A LARGE WINDOW OVERLOOKING THE GULF AND DIRECT ACCESS TO THE BALCONY, PERFECT FOR ENJOYING STUNNING SUNSETS.

#### RESORT-STYLE AMENITIES

LIVING AT GULFSIDE 1501 MEANS ENJOYING A PLETHORA OF RESORT-STYLE AMENITIES. THE CONDO BOASTS A PRIVATE HEATED POOL, BABY POOL, AND HOT TUB, ALL LOCATED ON THE BEACH SIDE OF THE BUILDING. COVERED GARAGE PARKING ENSURES YOU AND YOUR GUESTS STAY OUT OF THE WEATHER, AND THE GULFSIDE BUILDING AND FITNESS CENTER RECENTLY UNDERWENT A MAJOR RENOVATION IN 2019. MAJOR NEWS

...THE GULFSIDE BUILDING HAS RECENTLY PASSED THE MANDATORY MILESTONE INSPECTION REQUIRED BY SENATE Bill 4-D AND SENATE BILL 154 HIDDEN DUNES: A LOW-DENSITY, GATED COMMUNITY HIDDEN DUNES RESORT IS A LOW-DENSITY, GATED COMMUNITY SPREAD ACROSS 27 ACRES OF METICULOUSLY MANICURED GROUNDS. THE RESORT FEATURES MATURE NATURAL VEGETATION, WALKING PATHS, LIGHTED FOUNTAINS, AND MORE.

SURROUNDED BY SINGLE-FAMILY HOME NEIGHBORHOODS, THE RESORT OFFERS INCREDIBLE, UNOBSTRUCTED VIEWS. FROM YOUR LARGE PRIVATE BALCONY, YOU CAN WITNESS SUNRISES, DOLPHINS PLAYING, SUNSETS, AND SEASONAL FIREWORKS SHOWS.

NAMED TOP 25 TENNIS AND PICKLEBALL RESORTS & CAMPS FOR 2024 THE BEACHFRONT DEVELOPMENT OFFERS A

PROFESSIONAL TENNIS FACILITY WITH SIX RUBICO COURTS, THREE PICKLEBALL COURTS, A PRO SHOP, AN IN-SEASON TRAM SERVICE, A LIGHTED BASKETBALL COURT, HORSESHOE PITS, TWO ADDITIONAL COMMUNITY POOLS WITH HOT TUBS, BBQ GRILLS, A WORKOUT FACILITY, AND 24-HOUR SECURITY, EV CHARGING STATION. HIDDEN DUNES HAS BEEN RECOGNIZED AS ONE OF THE TOP 25 TENNIS AND PICKLEBALL RESORTS & CAMPS FOR 2024, REFLECTING ITS COMMITMENT TO PROVIDING EXCEPTIONAL RECREATIONAL FACILITIES. THE RESORT ALSO OFFERS A PRIVATE BEACH WITH SEASONAL BEACH SERVICE, ENSURING YOUR STAY IS AS ENJOYABLE AND RELAXING AS POSSIBLE. MAKE YOUR DREAM A REALITY GULFSIDE 1501 IS MORE THAN JUST A CONDO; IT'S A LIFESTYLE. OWNERS HAVE USED THIS CONDO PRIMARILY FOR PERSONAL USE SO NO ACTUAL RENTALS HISTORY TO SHARE. LIKE UNITS IN THE BUILDING PRODUCE ~ 100K GROSS RENTAL REVENUES. THIS GEM IS PRICED TO SELL QUICKLY, SO DON'T MISS YOUR CHANCE TO CREATE A LIFETIME OF MEMORIES WITH YOUR FAMILY AND FRIENDS ON THE QUIET SUGAR SAND BEACHES OF HIDDEN DUNES. CALL ME TODAY TO SEE THIS BEAUTIFUL CONDO! BUYER TO VERIFY ALL INFORMATION. READY TO EXPERIENCE LUXURY BEACHFRONT LIVING? CONTACT ME TODAY TO SCHEDULE A VIEWING OF GULFSIDE 1501 AT HIDDEN DUNES BEACH AND TENNIS RESORT. THIS OPPORTUNITY WON'T LAST LONG!

Built in 1985

## **Essential Information**

|                |              |
|----------------|--------------|
| MLS® #         | 950843       |
| Price          | \$1,318,900  |
| Bedrooms       | 3            |
| Bathrooms      | 3.00         |
| Full Baths     | 3            |
| Square Footage | 1,711        |
| Acres          | 0.00         |
| Year Built     | 1985         |
| Type           | Condominiums |
| Sub-Type       | Condominiums |
| Style          | N/A          |
| Status         | Active       |

### Community Information

|             |                                |
|-------------|--------------------------------|
| Address     | 9815 Us Highway 98 W Unit 1501 |
| Area        | Miramar/Sandestin Resort       |
| Subdivision | HIDDEN DUNES GULFSIDE 1        |
| City        | MIRAMAR BEACH                  |
| County      | WALTON                         |
| State       | FL                             |
| Zip Code    | 32550                          |

### Amenities

|               |   |
|---------------|---|
| Amenities     | BBQ Pit/Grill, Beach, Community Room, Deed Access, Elevators, Exercise Room, Fishing, Gated Community, Pavillion/Gazebo, Pets Allowed, Pickle Ball, Picnic Area, Playground, Pool, Short Term Rental - Allowed, Tennis, TV Cable Available, Waterfront, Whirlpool |
| Utilities     | Electric Available, Public Sewer Available, Public Water Available, TV Cable Available, Underground   |
| Parking       | Covered, Garage   |
| Is Waterfront | Yes   |
| Waterfront    | GULF, Unit Waterfront   |
| Water View    | GULF  |
| Has Pool      | Yes   |
| Pool          | Private   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Floor Tile, Furnished - All, Owner's Closet, Pantry, Washer/Dryer Hookup, Window Treatment All |
|-------------------|--|

|            |   |
|------------|---|
| Appliances | Disposal, Dryer, Fire Alarm/Sprinkler, Microwave, Refrigerator W/Ice Maker, Smoke Detector, Stove/Oven Electric, Washer, Oven:Self Cleaning |
| Heating    | Heat: Central Electric  |
| Cooling    | A/C: Central Electric, Ceiling Fans   |

### **Exterior**

|                   |                       |
|-------------------|-----------------------|
| Exterior          | Roof Metal            |
| Exterior Features | Balcony, Deck Covered |
| Roof              | Roof Metal            |

### **School Information**

|            |               |
|------------|---------------|
| Elementary | VAN R. BUTLER |
| Middle     | EMERALD COAST |
| High       | SOUTH WALTON  |

### **Additional Information**

|                |           |
|----------------|-----------|
| HOA Fees       | 5961.00   |
| HOA Fees Freq. | Quarterly |

### **Listing Details**

|                |                              |
|----------------|------------------------------|
| Listing Office | Wooley Luxury Properties LLC |
|----------------|------------------------------|

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