

# \$620,000 - 9815 Us Highway 98 W Unit 191, MIRAMAR BEACH

MLS® #952695

## \$620,000

3 Bedroom, 3.00 Bathroom, 1,332 sqft  
Condominiums on 0.00 Acres

HIDDEN DUNES BEACH COTTAGES 2, MIRAMAR BEACH FL

GREAT INVESTMENT\*\*\* PRIVATE BEACH\*\*\*PDATED\*\*\*RENTAL READY\*\*\*\*\* DISCOVER THE GEM OF THE HIDDEN DUNES BEACH COTTAGES NESTLED WITHIN THE PRIVATE, GATED COMMUNITY OF HIDDEN DUNES, THIS STUNNING THREE-BEDROOM, THREE-BATHROOM COASTAL CAROLINA STYLE BEACH COTTAGE IS A DREAM COME TRUE FOR POTENTIAL HOMEOWNERS AND INVESTORS ALIKE. THIS BEAUTIFULLY UPDATED UNIT PROMISES NO DEFERRED MAINTENANCE AND A HOST OF NEW FEATURES THAT MAKE IT A STANDOUT IN THE HIDDEN DUNES COTTAGES. MODERN UPDATES: THE KITCHEN IS A CHEF'S DELIGHT, FEATURING NEW CABINETS WITH SOFT-CLOSE DRAWERS, GRANITE COUNTERTOPS, AND UPDATED STAINLESS STEEL APPLIANCES. A NEW HOT WATER HEATER AND A 2016 HVAC SYSTEM ENSURE COMFORT AND EFFICIENCY. SPACIOUS LIVING: THE LARGE PRIMARY BEDROOM OFFERS BALCONY ACCESS AND A WALK-IN CLOSET, WITH AN UPDATED EN-SUITE BATHROOM. THE SECOND GUEST BEDROOM INCLUDES A FULL BATHROOM, WHILE THE LOFT-STYLE THIRD BEDROOM BOASTS OVERSIZED WALK-IN STORAGE AREAS. STYLISH INTERIORS: ENJOY THE ELEGANCE OF LVP FLOORING



THROUGHOUT THE CONDO,  
COMPLEMENTED BY A SPACIOUS, OPEN  
FLOOR PLAN THAT FLOODS THE LIVING,  
DINING, AND KITCHEN AREAS WITH  
NATURAL LIGHT.

OUTDOOR CHARM: A SCREENED PORCH  
OVERLOOKS THE GREEN SPACE,  
PERFECT FOR RELAXING AND ENJOYING  
THE SERENE SURROUNDINGS.

#### COMMUNITY AMENITIES

HIDDEN DUNES IS RENOWNED FOR ITS  
LOW-DENSITY, BEACHFRONT SETTING  
SPREAD ACROSS 27 ACRES OF  
MANICURED LANDSCAPING. THE  
COMMUNITY OFFERS:

PRIVATE BEACH ACCESS: NO ROADS TO  
CROSS SAFE 4 MINUTE STROLL TO THE  
PRISTINE PRIVATE BEACH ENSURES YOU  
CAN ENJOY THE SAND AND SURF  
WHenever YOU WISH. SEASONAL TRAM  
SERVICE AND 24-HOUR SECURITY  
ENHANCE YOUR PEACE OF MIND. FULL  
PRIVATE BEACH SERVICE

RECREATIONAL FACILITIES: TWO  
COMMUNITY POOLS, EACH WITH A HOT  
TUBS, ONE POOL IS HEATED YEAR  
ROUND, LIGHTED BASKETBALL AND  
PICKLEBALL COURTS, A PLAYGROUND,  
STOCKED FISHING LAKE WITH PIER FOR  
CATCH AND RELEASE FUN, AND  
PROFESSIONAL TENNIS FACILITIES WITH  
SIX RUBICO COURTS AND A PRO SHOP.  
CONVENIENCE: CLOSE PROXIMITY TO  
ENTERTAINMENT VENUES SUCH AS  
SANDESTIN, SILVER SANDS OUTLET  
MALL, PUBLIX, AND GRAND BOULEVARD.  
INVESTMENT POTENTIAL

THIS CONDO IS NOT ONLY A PERFECT  
PRIMARY RESIDENCE BUT ALSO AN  
EXCELLENT VACATION RENTAL  
PROPERTY. NEWLY ADDED TO THE  
NEWMAN DAILEY RENTAL MANAGEMENT  
PROGRAM, IT HAS ALREADY GROSSED

\$31,000 IN RENTAL REVENUE FROM MAY 2023 TO JUNE 2024. WITH ITS PRIME LOCATION AND AMENITIES, THE POTENTIAL FOR HIGHER REVENUE IN THE COMING YEARS IS PROMISING.

WHY CHOOSE HIDDEN DUNES?

TRANQUIL ENVIRONMENT: ENJOY WALKING PATHS, LIGHTED FOUNTAINS, AND HORSESHOE PITS AMIDST LUSH, MATURE VEGETATION.

ACTIVE LIFESTYLE: PARTICIPATE IN SEASONAL TENNIS ACTIVITIES, TOURNAMENTS, AND INSTRUCTIONAL PROGRAMS CONDUCTED BY USPTA TEACHING STAFF.

FAMILY AND PET FRIENDLY: IDEAL FOR MAKING LIFETIME MEMORIES WITH FAMILY AND FRIENDS ON THE QUIET, SUGAR-SAND BEACHES. PET FRIENDLY FOR ALL OWNERS.

THIS HIDDEN DUNES COTTAGE IS A MUST-SEE FOR ANYONE SEEKING A BLEND OF LUXURY, COMFORT, AND INVESTMENT POTENTIAL. DON'T MISS OUT ON THIS OPPORTUNITY TO OWN A PIECE OF PARADISE. CONTACT ME TODAY TO SCHEDULE YOUR VISIT AND START MAKING YOUR BEACHFRONT DREAMS A REALITY! PROFESSIONAL PHOTOS COMING SOON IN THE MEANTIME TAKE A SNEAK-PEEK BY CUTTING AND PASTING THIS LINK TO YOUR BROWSER.

<https://www.destinvacation.com/rentals/unit/hidden-dunes-cottage-191>

Built in 1988

### **Essential Information**

MLS® #	952695
Price	\$620,000
Bedrooms	3

Bathrooms	3.00
Full Baths	3
Square Footage	1,332
Acres	0.00
Year Built	1988
Type	Condominiums
Sub-Type	Condominiums
Style	N/A
Status	Active

### **Community Information**

Address	9815 Us Highway 98 W Unit 191
Area	Miramar/Sandestin Resort
Subdivision	HIDDEN DUNES BEACH COTTAGES 2
City	MIRAMAR BEACH
County	WALTON
State	FL
Zip Code	32550

### **Amenities**

Amenities	BBQ Pit/Grill, Community Room, Dumpster, Fishing, Gated Community, Pavillion/Gazebo, Pets Allowed, Picnic Area, Playground, Pool, Short Term Rental - Allowed, Tennis, TV Cable Available, Whirlpool, Waterfront, Pickle Ball
Utilities	Electric Available, Public Sewer Available, Public Water Available, TV Cable Available, Underground
Has Pool	Yes
Pool	Community

### **Interior**

Interior Features	Ceiling Vaulted, Floor Tile, Furnished - All, Owner's Closet, Pantry, Washer/Dryer Hookup, Window Treatment All
Appliances	Dishwasher, Disposal, Dryer, Refrigerator W/Ice Maker, Smoke Detector, Stove/Oven Electric, Washer
Heating	Heat: Central Electric
Cooling	A/C: Central Electric

### **Exterior**

Exterior	Roof Metal, Siding CmntFbrHrdBrd
Exterior Features	Balcony, Deck Covered, Porch Screened

Roof                      Roof Metal

### **School Information**

Elementary              VAN R. BUTLER  
Middle                    EMERALD COAST  
High                        SOUTH WALTON

### **Additional Information**

HOA Fees                4223.00  
HOA Fees Freq.        Quarterly

### **Listing Details**

Listing Office            Wooley Luxury Properties LLC

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Listing information last updated on June 29th, 2024 at 11:15am CDT