

\$2,300,000 - 1050 Grand Villas Drive 1050, Miramar Beach

MLS® #905926

\$2,300,000

4 Bedroom, 4.00 Bathroom, 2,435 sqft
Residential on 0 Acres

HIDDEN DUNES GRAND VILLAS, Miramar Beach, FL

200k PRICE IMPROVEMENT ***AMAZING
SUNSET VIEWS***10TH FLOOR WEST
CORNER*** LUXURY GULF FRONT CONDO
4 BEDROOM 4 BATH **** RARE
OPPORTUNITY ON THE 10TH FLOOR IN
THE COVETED 50 STACK OF GRAND
VILLAS *** PRIVATE NON-RENTAL
BUILDING***STUNNING PANORAMIC
VIEWS***EXPANSIVE BALCONY WITH
BUILT- IN GAS GRILL *** FULLY
FURNISHED***RARELY DO THESE
EXQUISITE HIGHLY COVETED, PRIVATE,
GRAND VILLAS RESIDENCES COME ON
THE MARKET. CALL ME TO SCHEDULE
YOUR PRIVATE SHOWING !) THE GRAND
VILLAS BUILDING IS TRULY QUALITY AT
IT'S FINEST! GRAND VILLAS IS RENTAL
RESTRICTED PROVIDING PRIVACY AND
SECURITY WITH A SEPARATE SECURITY
GATE, PARKING AND PRIVATE AMENITIES
INCLUDING A PRIVATE GULFFRONT POOL
AND SPA SURROUNDED BY EXPANSIVE
DECKS WITH AN ENTERTAINMENT AREA
WITH A WET BAR, FRIG AND ICE MAKER
AND A BEAUTIFUL WALKWAY LEADS
DIRECTLY TO THE PRIVATE DEEDED
BEACH WITH CHAIR AND UMBRELLA
SERVICE.

THIS RENTAL-RESTRICTED COMMUNITY
INCLUDES PRIVATE SECURITY AND A
FITNESS CENTER. THERE IS ALSO A
GRAND VILLAS COMMUNITY ROOM AND
LAKESIDE FIREPIT AVAILABLE FOR YOUR
SOCIAL EVENTS. NEVER WORRY ABOUT



PARKING YOU WILL ENJOY THE PRIVATE COVERED PARKING FOR GRAND VILLAS RESIDENTS ONLY.

THE SPECTACULAR GULF VIEWS ACROSS THE ENTIRE BACK OF THIS 10TH FLOOR CONDO. WELCOME YOU TO THIS LOVELY CONDO. STEP OUT THE DOUBLE SLIDING GLASS DOORS TO THE EXPANSIVE BALCONY WITH YOUR OWN COOKING SPACE INCLUDING A BUILT- IN GAS GRILL, BREAKFAST BAR CONVENIENTLY ACCESSIBLE BY THE KITCHEN WINDOW THAT SLIDES OPEN LIKE A BALCONY DOOR, MAKING IT EASY TO PASS FOOD AND COOKWARE BACK AND FORTH. THE DOUBLE OVEN , GAS COOK TOP AND DISHWASHER ARE ALL NEW NEVER USED!

THE LOCATED IN THE FABULOUS HIDDEN DUNES BEACH AND TENNIS RESORT. HIDDEN DUNES IS KNOWN FOR THE VIEWS... THE RESORT IS FLANKED ON BOTH SIDES BY SINGLE FAMILY HOMES. THERE ARE NO TOWERS TO OBSTRUCT YOUR VIEW ALLOWING FOR INCREDIBLE VIEWS FROM YOUR LIVING ROOM, KITCHEN, AND MASTER SUITE AND BALCONY. YOU WILL SEE THE SUN RISE, THE DOLPHINS PLAYING, THE SUN SETTING, AND THE SEASONAL FIREWORKS SHOW ALL FROM YOUR LARGE PRIVATE BALCONY. THE LOCATION IN THE BUILDING IS IDEALLY SITUATED ON THE 10TH FLOOR IN THE VERY DESIRABLE 50 STACK WHICH IS THE WESTERN CORNER OF THE BUILDING ENSURING FOREVER VIEWS OF THE GULF AND SUNSETS.

THE MAIN LIVING AREAS ALL HAVE BEAUTIFUL TILE FLOORS.

THE LIVING, DINING & KITCHEN AREA FLOW SEAMLESSLY TOGETHER. THE KITCHEN HAS , BEAUTIFUL GRANITE COUNTERTOPS. . THE CONDO WILL

CONVEY FULLY FURNISHED BEAUTIFULLY
DESIGNED AND FURNISHED BY THE
ACCOMPLISHED DESIGNER SANDRA
CLEMENTS of CLEMENTS ANTIQUES &
INTERIORS.

THE SPLIT FLOOR PLAN IS PERFECT FOR
PRIVACY WITH THE MASTER SUITE OFF
THE MAIN LIVING AREA. YOU WILL WAKE
EACH MORNING IN THE MASTER SUITE
THAT BOASTS A WALL OF WINDOWS TO
FRAME THE DRAMATIC VIEW OF THE
GULF OF MEXICO. CLOSETS GALORE YOU
HAVE ONE SPACIOUS WALK-IN CLOSET,
ANOTHER DOUBLE CLOSET AND A LINEN
CLOSET. THE UPDATED EN-SUITE HAS A
RELAXING TUB, WALKIN SHOWER,
GRANITE COUNTERTOPS AND DOUBLE
VANITIES. ACROSS THE LIVING AREA
THERE ARE 3 GUEST BEDROOMS ALL
WITH AN EN-SUITE BATH. YOU WILL ALSO
ENJOY A SEPARATE LAUNDRY ROOM,
AND A SPACIOUS CLOSET IS JUST
OUTSIDE YOUR FRONT DOOR FOR
ADDITIONAL STORAGE.

HIDDEN DUNES IS A LOW DENSITY,
GATED, BEACH FRONT RESORT
CONSISTING OF 27 MANICURED ACRES
WITH AN ABUNDANCE OF MANICURED
MATURE NATURAL VEGETATION,
WALKING PATHS, LIGHTED FOUNTAINS
AND POOLS. THIS BEACHFRONT
DEVELOPMENT OFFERS A
PROFESSIONAL TENNIS ACILITY WITH 6
RUBICO COURTS AND A PRO-SHOP, IN
SEASON TRAM SERVICE, LIGHTED
BASKETBALL COURT AND PICKLE BALL
COURT, HORSESHOE PITS, 4 POOLS, 3
HOT TUBS, BB GRILLS, WORKOUT
FACILITY, AND 24 HOUR SECURITY.
HIDDEN DUNES OFFERS A PRIVATE
BEACH WITH SEASONAL BEACH SERVICE.
CALL ME TO MAKE YOUR LIFETIME
MEMORIES WITH YOUR FAMILY AND

FRIENDS ON THE QUIET SUGAR SAND
BEACHES OF GRAND VILLAS AT HIDDEN
DUNES. BUYER TO VERIFY ALL
INFORMATION.

Built in 1995

Essential Information

MLS® #	905926
Price	\$2,300,000
Sold Price	\$2,025,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	2,435
Acres	0.00
Year Built	1995
Type	Residential
Sub-Type	Condominium
Style	N/A
Status	Sold

Community Information

Address	1050 Grand Villas Drive 1050
Area	15 - Miramar/Sandestin Resort
Subdivision	HIDDEN DUNES GRAND VILLAS
City	Miramar Beach
County	Walton
State	FL
Zip Code	32550

Amenities

Amenities	BBQ Pit/Grill, Beach, Community Room, Deed Access, Dumpster, Exercise Room, Fishing, Gated Community, No Rental, Pavillion/Gazebo, Pets Allowed, Pickle Ball, Picnic Area, Playground, Pool, No Short Term Rental, Tennis, TV Cable, Waterfront, Whirlpool
Utilities	Electric, Gas - Natural, Public Sewer, Public Water, TV Cable, Underground
Parking	Garage
Is Waterfront	Yes

Waterfront	Gulf, Unit Waterfront
Has Pool	Yes
Pool	Private

Interior

Interior Features	Floor Tile, Furnished - All, Owner's Closet, Pantry, Washer/Dryer Hookup, Window Treatment All
Appliances	Dishwasher, Disposal, Dryer, Fire Alarm/Sprinkler, Microwave, Refrigerator W/IceMk, Stove/Oven Gas, Washer
Heating	Heat Cntrl Electric
Cooling	AC - Central Elect, Ceiling Fans

Exterior

Exterior	Roof Metal
Exterior Features	Balcony, Deck Covered, Hot Tub, Hurricane Shutters, Patio Open
Windows	Tinted Windows
Roof	Roof Metal

School Information

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	642
Date Sold	2023-06-01
HOA Fees	7205.00
HOA Fees Freq.	Quarterly

Listing Details

Listing Office	Wooley Luxury Properties LLC
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