

\$525,000 - 732 Scenic Gulf Dr E304, Miramar Beach

MLS® #926028

\$525,000

2 Bedroom, 2.00 Bathroom, 995 sqft

Residential on 0 Acres

ALERIO, Miramar Beach, FL

'The Beach Retreat' in the heart of Miramar Beach and steps from the white sand and turquoise waters. Unit E304 has 2 Bed & 2 Full Baths, 3rd floor Corner unit in Alerio Condominiums built in 2015. In the past 5 years the condo has a strong rental income averaging \$50,000 per year. Upgrades include: HVAC, Washer/Dryer - 2021, Sleeper Sofa & TV's - 2022, Paint and Decor refreshed between 2020-2022. Alerio is a gated community with a Private Beach Access offering community pool, hot tub and a BBQ area. This unit offers the ideal blend of luxury, convenience and rental income. Don't miss out on the chance to own your slice of coastal paradise and create unforgettable memories in this beachfront oasis. Call now to schedule your private tour. Buyer/Buyer's agent to VERIFY all.

Built in 2015

Essential Information

MLS® #	926028
Price	\$525,000
Sold Price	\$530,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	995
Acres	0.00

Property Updates & Details

HVAC	2021
Washer	2021
Dryer	2021
Water Heater	Original
Roof	Condo Association
Paint	2022
TV's	2022
Furniture:	
Sofa	Sleeper Sofa 2022
Decor	Updated 2020/22

The Unit is Self-managed with strong rental history. Available Per Request!

[Condo Management:](#)

First Service, Lori Jackson, 850.687.9522,
lori.jackson@fsresidential.com

Insurance through Cabrillo Coastal

Year Built	2015
Type	Residential
Sub-Type	Condominium
Style	N/A
Status	Sold

Community Information

Address	732 Scenic Gulf Dr E304
Area	15 - Miramar/Sandestin Resort
Subdivision	ALERIO
City	Miramar Beach
County	Walton
State	FL
Zip Code	32550

Amenities

Amenities	BBQ Pit/Grill, Beach, Elevators, Gated Community, Pool
Utilities	Electric, Public Sewer, Public Water
Has Pool	Yes
Pool	Community

Interior

Interior Features	Furnished - All
Appliances	Dishwasher, Dryer, Refrigerator, Stove/Oven Electric, Washer
Heating	Heat Cntrl Electric
Cooling	AC - Central Elect

Exterior

Exterior	Concrete
Exterior Features	Balcony

School Information

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	326
Date Sold	2023-07-31

HOA Fees	1764.00
HOA Fees Freq.	Quarterly

Listing Details

Listing Office	Pearce Realty Group LLC
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