

\$2,495,000 - 219 Scenic Gulf Drive 1230, Miramar Beach

MLS® #929517

\$2,495,000

3 Bedroom, 3.00 Bathroom, 2,500 sqft
Residential on 0 Acres

GRAND DUNES - SOUTH TOWER, Miramar Beach, FL

This Gorgeous 3BD/3BA Villa in Grand Dunes South Tower is perfectly situated on the 12th floor, giving it absolutely incredible views of the emerald green waters of the Gulf and sugar white sands of South Walton! It is being offered furnished, with the exclusion of personal items and a few pieces of artwork. Experience the ultimate beachfront lifestyle in this exquisite, rental restricted, 3 bedroom, 3 bathroom condo in the heart of Miramar Beach. This stunning condo boasts 2,500 sq.ft. of living space with breathtaking views of the Gulf of Mexico and offers unparalleled luxury and comfort. As you enter the condo, you will be greeted by an open-concept living space, which is perfect for entertaining guests. The living area features floor-to-ceiling windows that let in plenty of natural light, and offers panoramic views of the Gulf. Features of this villa include: travertine flooring in private foyer, living areas, kitchen, hallways and baths, and LVP flooring in the bedrooms. The gourmet kitchen is a chef's dream with high-end stainless steel appliances with a 5 burner natural gas cooktop, soft-close drawers, granite countertops and bar, double ovens, range hood, icemaker and custom cabinetry. Other features are 9.5' ceilings, "super quiet" interiors, pre-wired for latest security and audio/visual for home entertainment, flush mount speakers, along with separate volume controls in Living Area, all bedrooms, and master bath, solid wood 8' interior doors leading to the Master and Gulf



front guest suite. The Master Suite is a true oasis that offers: "His & Hers" walk-in closets, trayed and coffered ceilings, and a sitting area. The Master bath offers: dual granite vanities with soft-close drawers, a separate dual head shower, a spa-like jetted soaking tub with travertine surround, and a separate water closet. Step out onto the balcony and absorb the breathtaking views of the Gulf. Sip your morning coffee as you enjoy the beautiful water, or enjoy a glass of wine as you watch the sunset over the horizon. This Villa also offers an 11' deep Gulf front balcony with over 350 sq. ft of space, a built-in natural gas grill, and all protected by "Hurricane Shutters."

This luxury condo is located in one of the most sought-after communities in Miramar Beach, with world-class amenities such as a fitness center, a heated swimming pool, and a hot tub. The complex also offers direct beach access, so you can easily stroll down to the white sand beaches and emerald green waters of the Gulf.

Grand Dunes offers: "Super Quiet Interiors", 24 hour security, gated entry, lush landscaping, 2 levels of gated underground parking for owners, grand lobby, semi-private elevators leading into your private foyer, private heated pool & hot tub, Owner's Lounge with Gulf front Fitness Room, Over-flow suites for guests, 200' of deeded beach, serene streams, majestic waterfall and a Lagoon Style Gulf front pool area with Hot Tub shared by both buildings and Beach Service.

Grand Dunes is the Emerald Coast's Most Desired Rental Restricted Beachfront Development!

Call us today to schedule your private viewing of this gorgeous Villa!

Built in 2007

Essential Information

| | |
|----------------|-------------|
| MLS® # | 929517 |
| Price | \$2,495,000 |
| Sold Price | \$2,350,000 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 2,500 |
| Acres | 0.00 |
| Year Built | 2007 |
| Type | Residential |
| Sub-Type | Condominium |
| Style | N/A |
| Status | Sold |

Community Information

| | |
|-------------|-------------------------------|
| Address | 219 Scenic Gulf Drive 1230 |
| Area | 15 - Miramar/Sandestin Resort |
| Subdivision | GRAND DUNES - SOUTH TOWER |
| City | Miramar Beach |
| County | Walton |
| State | FL |
| Zip Code | 32550 |

Amenities

| | |
|----------------|---|
| Amenities | Beach, Community Room, Deed Access, Dumpster, Elevators, Exercise Room, Gated Community, Minimum Rental Prd, Pavillion/Gazebo, Pets Allowed, Pickle Ball, Pool, Separate Storage, No Short Term Rental, Tennis, TV Cable, Waterfront, Whirlpool |
| Utilities | Electric, Gas - Natural, Phone, Public Sewer, Public Water, TV Cable, Underground |
| Parking Spaces | 2 |
| Parking | Covered, Guest |
| # of Garages | 2 |
| Is Waterfront | Yes |
| Waterfront | Gulf |
| Has Pool | Yes |

| | |
|------|--|
| Pool | Pool - Heated, Pool - In-Ground, Private |
|------|--|

Interior

| | |
|-------------------|--|
| Interior Features | Breakfast Bar, Ceiling Crwn Molding, Ceiling Raised, Ceiling Tray/Cofferd, Fireplace Gas, Floor Tile, Floor Vinyl, Furnished - All, Kitchen Island, Lighting Recessed, Lighting Track, Pantry, Split Bedroom, Upgraded Media Wing, Washer/Dryer Hookup, Window Treatment All |
| Appliances | Auto Garage Door Opn, Cooktop, Dishwasher, Disposal, Dryer, Fire Alarm/Sprinkler, Ice Machine, Microwave, Oven Double, Oven Self Cleaning, Range Hood, Refrigerator W/IceMk, Smoke Detector, Stove/Oven Electric, Stove/Oven Gas, Washer |
| Heating | Heat Cntrl Electric |
| Cooling | AC - Central Elect, AC - High Efficiency, Ceiling Fans |
| Fireplace | Yes |
| Fireplaces | Fireplace Gas |

Exterior

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|-------------------|--|
| Exterior | Concrete, Foundation On Piling, Steel, Stucco |
| Exterior Features | Balcony, BBQ Pit/Grill, Columns, Deck Covered, Fenced Lot-All, Guest Quarters, Hot Tub, Hurricane Shutters, Patio Covered, Pool - Heated, Pool - In-Ground, Shower, Sprinkler System, Tennis Court |
| Windows | Double Pane Windows, Storm Windows, Tinted Windows |
| Roof | Foundation On Piling |
| Construction | Steel |
| Foundation | Foundation On Piling |

School Information

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|------------|---------------|
| Elementary | Van R Butler |
| Middle | Emerald Coast |
| High | South Walton |

Additional Information

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|-----------------|------------|
| Days on Website | 287 |
| Date Sold | 2023-09-12 |
| HOA Fees | 3588.96 |
| HOA Fees Freq. | Quarterly |

Listing Details

| | |
|----------------|-------------|
| Listing Office | Grand Dunes |
|----------------|-------------|

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