

# **\$725,000 - 5002 Sandestin Boulevard 6832/6834, Miramar Beach**

MLS® #932648

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## **\$725,000**

2 Bedroom, 2.00 Bathroom, 1,204 sqft  
Residential on 0 Acres

LUAU II, Miramar Beach, FL

Escape to your dream beach retreat at Luau, an 8th floor- one-story lockout-style condo with a private foyer that offers a unique "mix-n-match" experience for your vacation needs. This flexible property is ideal for hosting multiple families, a couple's getaway, a girls' weekend, or accommodating a mother-in-law, allowing you to tailor your stay to your preferences. You can choose to use or rent it as a 2-bedroom condo, a 1-bedroom condo, or a studio, ensuring enhanced privacy and access to the best Gulf views and condo amenities. The rental revenue generated by this condo unit has reached \$37,000 year-to-date, showcasing a consistent annual income of \$60,000 for both 2020 and 2021. This updated & luxuriously furnished condo, located on the 8th floor, offers panoramic views of the Gulf of Mexico, Bay & golf course, making it the perfect beachfront escape. Your private entryway leads to a spacious and open floor plan with sweeping Gulf views from the wrap-around patio and large windows. The first master bedroom features a king-size bed, an en suite bathroom, and a convenient kitchenette for private refreshments. The second master bedroom also offers an en suite bathroom and direct access to the main living area, which includes a full kitchen, a generous breakfast bar, and a dining space.

The Luau community offers an array of amenities, including a gated parking garage, a



seasonally heated lagoon-style pool, a kiddie pool, a hot tub, a swim-under waterfall, a Tiki and snack bar (open seasonally), and a community grilling and picnic area. Additional perks include elevators, a fitness center, luggage carts, an ice machine, and a laundry room. Located just steps away from the beach, Luau is your Destin vacation haven, surrounded by lush landscaping and offering stunning Gulf views from the pool deck. Nearby, you can explore golf, tennis, biking, boating, water sports, and more at additional costs.

The Sandestin resort amenities are equally impressive, with a guard gated community, multiple pools, a resort tram, a fitness center, spa, and salon, golf, tennis, a marina, shops, restaurants, entertainment options, a private beach, free parking, and various water sports activities.

Experience the ultimate blend of comfort and versatility at Luau, where your vacation dreams become unforgettable memories. Come check out this condo today!

Built in 2006

## Essential Information

MLS® #	932648
Price	\$725,000
Sold Price	\$675,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,204
Acres	0.00
Year Built	2006
Type	Residential
Sub-Type	Condominium

Style	N/A
Status	Sold

## Community Information

Address	5002 Sandestin Boulevard 6832/6834
Area	15 - Miramar/Sandestin Resort
Subdivision	LUAU II
City	Miramar Beach
County	Walton
State	FL
Zip Code	32550

## Amenities

Amenities	BBQ Pit/Grill, Beach, Community Room, Dock, Elevators, Exercise Room, Fishing, Gated Community, Golf, Marina, Pickle Ball, Picnic Area, Playground, Pool, Tennis, TV Cable
Utilities	Electric, Public Sewer, Public Water, TV Cable
Parking	Garage Attached
Has Pool	Yes
Pool	Community

## Interior

Interior Features	Atrium, Breakfast Bar, Floor Laminate, Floor Tile, Furnished - All, Lighting Recessed, Lock Out, Owner's Closet, Washer/Dryer Hookup, Window Treatment All
Appliances	Cooktop, Dishwasher, Disposal, Dryer, Fire Alarm/Sprinkler, Freezer, Microwave, Oven Self Cleaning, Refrigerator W/IceMk, Stove/Oven Electric, Washer
Heating	Heat Cntrl Electric
Cooling	AC - Central Elect, Ceiling Fans

## Exterior

Exterior	Concrete, Roof Metal, Stucco
Exterior Features	Balcony, Patio Covered
Roof	Roof Metal

## School Information

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

**Additional Information**

Days on Website	238
Date Sold	2023-12-15
HOA Fees	881.50
HOA Fees Freq.	Monthly

**Listing Details**

Listing Office	Compass
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