

# **\$562,500 - 5002 S Sandestin Boulevard # 6821/23, Miramar Beach**

MLS® #934629

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## **\$562,500**

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

LUAU II, Miramar Beach, FL

REO, Welcome to your slice of paradise in the heart of Sandestin, where luxurious coastal living meets income-generating potential. This 8th floor lock-off unit offers breathtaking resort views, making it the perfect choice for discerning second-home seekers and savvy investors. **Property Highlights:** **Versatility:** This spacious condo boasts the unique flexibility of a lock-off design. You can utilize it as a Studio and a separate 1-bedroom condo, or merge them into a generous 2-bedroom, 2-bathroom retreat, offering a total of 1204 square feet of living space. **Prime Location:** Nestled on the beachside of Sandestin, you're only a short 3-minute stroll away from the pristine, sugar-white sands of the Gulf. Relax and rejuvenate under the Florida sun as you revel in the proximity ....to the beach, just steps from the pool.

**Coastline Views:** The 8th-floor corner unit provides unparalleled views of the coastline, including Four Mile Village and Tops'I. Sip your morning coffee while taking in the breathtaking sunrise, setting the tone for your day in paradise.

**Income Potential:** This property offers multiple income opportunities. You can rent it as a 2-bedroom unit or split it into a 1-bedroom and a studio, catering to various guest preferences and maximizing your return on investment. Similar condominiums bring in close to \$60,000 per year as a Vacation rental.



**Resort Amenities:** Luau condo owners enjoy an array of resort-style amenities. Relax by the tropical pool with a swim-through waterfall, a kiddie pool, and a hot tub. The seasonal tiki bar adds a touch of vacation vibes. Gather for BBQs in the picnic area, access the fitness center, and store your personal items in an owner's storage cage. Covered garage and deck parking ensure convenience for you and your guests.

**Rooftop Delight:** Marvel at stunning year-round views, including breathtaking sunsets, from the rooftop observation deck - an ideal spot for unwinding after a day of exploring Sandestin.

**Sandestin Lifestyle:** Your new home is within the exclusive gates of Sandestin Golf and Beach Resort. Enjoy access to four pristine golf courses, tennis and pickleball courts, a full-service marina, and endless opportunities for outdoor recreation.

**Village of Baytowne Wharf:** On the bayside of the resort, discover the Village of Baytowne Wharf, a vibrant pedestrian village with an array of shopping, dining, family entertainment, and a bustling nightlife scene.

Don't miss out on the chance to own a piece of Sandestin's paradise that offers a lifestyle of luxury and endless income potential. Whether you're seeking a second home for yourself or a smart investment opportunity, this lock-off condo is the perfect choice. Embrace the Sandestin way of life today!

## Essential Information

MLS® #	934629
Price	\$562,500
Sold Price	\$520,000
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 S Sandestin Boulevard # 6821/23
Area	15 - Miramar/Sandestin Resort
Subdivision	LUAU II
City	Miramar Beach
County	Walton
State	FL
Zip Code	32550

## Amenities

Amenities	BBQ Pit/Grill, Beach, Boat Launch, Dock, Elevators, Exercise Room, Fishing, Gated Community, Golf, Handicap Provisions, Marina, Pavillion/Gazebo, Pets Allowed, Pickle Ball, Picnic Area, Playground, Pool, Short Term Rental - Allowed, Tennis, TV Cable, Whirlpool
Utilities	Electric, Public Sewer, TV Cable
Parking	Garage
Has Pool	Yes
Pool	Community

## Interior

Interior Features	Breakfast Bar, Floor WW Carpet, Furnished - Some, Washer/Dryer Hookup, Window Treatment All
Appliances	Dishwasher, Disposal, Dryer, Microwave, Refrigerator
Cooling	AC - Central Elect

**Exterior**

Exterior	Stucco
Exterior Features	Balcony

**School Information**

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

**Additional Information**

Days on Website	216
Date Sold	2023-12-20
RE / Bank Owned	Yes
HOA Fees	881.50
HOA Fees Freq.	Monthly

**Listing Details**

Listing Office	LPT Realty LLC
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