

\$2,250,000 - 310 Grand Villas Drive Unit 310, Miramar Beach

MLS® #938805

\$2,250,000

4 Bedroom, 4.00 Bathroom, 2,456 sqft

Residential on 0 Acres

HIDDEN DUNES GRAND VILLAS, Miramar Beach, FL

*** PRIVATE NON-RENTAL ***BUILDING PANORAMIC VIEWS*** LUXURY 4/4 GULF FRONT CONDO***RARE OPPORTUNITY ON THE 3RD FLOOR IN THE COVETED 10 STACK OVERLOOKING THE DUNES AND GULF***EXPANSIVE WRAP-AROUND BALCONY WITH PERSONAL BUILT-IN GAS GRILL ***RARELY DO THESE EXQUISITE HIGHLY COVETED, PRIVATE, GRAND VILLAS RESIDENCES COME ON THE MARKET. THE GRAND VILLAS BUILDING IS TRUE QUALITY AT ITS FINEST! GRAND VILLAS IS A NON-RENTAL BUILDING PROVIDING PRIVACY AND SECURITY WITH A SEPARATE SECURITY GATE, PARKING, AND PRIVATE AMENITIES INCLUDING A PRIVATE GULF-FRONT POOL AND SPA SURROUNDED BY EXPANSIVE DECKS WITH AN ENTERTAINMENT BAR COMPLETE WITH ICE-MAKER A CONVENIENT SHORT BOARDWALK LEADS DIRECTLY TO THE PRIVATE DEEDED BEACH WITH CHAIR AND UMBRELLA SERVICE WAITING FOR YOU. THIS NON-RENTAL COMMUNITY INCLUDES PRIVATE SECURITY AND A FITNESS CENTER. THERE IS ALSO A GRAND VILLAS COMMUNITY LOBBY/GAME 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. EACH UNIT IS ALLOWED ONE CAR PER



BEDROOM. UPDATED PROFESSIONAL
PHOTOS COMING SOON.

AS YOU ENTER THE FOYER THERE IS A
LARGE SEPARATE DEN/BEDROOM THAT
CAN BE USED IN MANY DIFFERENT WAYS.
ONCE INSIDE THE HOME, THE VERY FIRST
THING YOU SEE IS THE SPECTACULAR
GULF VIEWS WELCOMING YOU TO THIS
LOVELY CONDO. STEP OUT OF THE
DOUBLE SLIDING GLASS DOORS TO THE
EXPANSIVE BALCONY WITH YOUR OWN
COOKING SPACE INCLUDING A BUILT-IN
NATURAL GAS GRILL, AND BREAKFAST
BAR CONVENIENTLY ACCESSIBLE BY THE
PASS-THROUGH KITCHEN WINDOW
MAKING IT EASY TO SERVE FOOD AND
COOKWARE TO FAMILY AND FRIENDS.
THIS HOME WAS BEAUTIFULLY
RENOVATED BY THE CURRENT OWNER
WHO IS ALSO AN ARTIST AND INTERIOR
DESIGNER THERE ARE ORGANIC
FEATURES THROUGHT WITH SOLID
HARDWOOD FLOORS AND SOLID
NATURAL WOOD DOORS . THE OPEN
FLOOR PLAN IS FLOODED WITH NATURAL
LIGHT. THE LIVING ROOM/ DINING AREA
AND KITCHEN FLOW SEAMLESSLY
TOGETHER. THE KITCHEN IS A CHEF'S
DELIGHT WITH A BEAUTIFUL BLACK
GRANITE COUNTERTOP AND
COUNTER-TO-CEILING CUSTOM BLACK
AND WHITE MARBLE BACKSPLASH WHICH
IS A PERFECT BACKDROP FOR THE
NATURAL GAS COOKTOP AND HOOD. ALL
APPLIANCES ARE STAINLESS STEEL. THE
LIVING AREA FEATURES A WALL OF
BUILT-IN CUSTOM SHELVEING, A BAR
AREA, AND ELECTRONICALLY
CONTROLLED SHADES FOR PRIVACY.
THE CONDO HAS SOUND SYTEM
THROUGH OUT. THE SPLIT FLOOR PLAN
IS PERFECT FOR PRIVACY WITH THE
MASTER SUITE OFF THE MAIN LIVING

AREA. THE MASTER ALSO INCLUDES ELECTRONICALLY CONTROLLED SHADES FOR PRIVACY. THE MASTER SUITE HAS A WALL OF WINDOWS THAT OPEN TO THE GULF, A LUXURY BATH WITH THE LATEST AMENITIES & TWO CLOSETS PLUS A LINEN CLOSET. THE MASTER WALK-IN CLOSET WAS CUSTOM-DESIGNED. ALL FOUR BEDROOMS HAVE PRIVATE BATHS AND ONE OF THE GUESTS ROOMS HAS BUILT-IN BUNKS WITH DOUBLE ON THE BOTTOM TO SLEEP LOTS OF KIDDOS OR ADULTS. UPDATES INCLUDE A NEW HVAC in 2022. FOR ADDED PROTECTION, THE ENTIRE BUILDING HAS THE COMMERCIAL-GRADE "HALO LEAK PROTECTION SYSTEM." THIS ELECTRONIC SAFETY FEATURE DETECTS LEAKS AND AUTOMATICALLY SHUTS OFF ALL WATER IN THE UNIT. THIS SYSTEM PROVIDES EXTRA PROTECTION WHEN YOU ARE AWAY. BE SURE TO INFORM YOUR INSURANCE COMPANY OF THIS ENHANCED SAFETY FEATURE FOR THE ENTIRE BUILDING. SEE THE DOCUMENT SECTION FOR MORE INFORMATION. GRAND VILLAS IS LOCATED IN THE FABULOUS HIDDEN DUNES BEACH AND TENNIS RESORT. THE RESORT IS FLANKED ON BOTH SIDES BY SINGLE-FAMILY HOMES SO THERE ARE NO HIGH-RISE TOWERS OBSTRUCTING YOUR VIEWS FROM YOUR LIVING ROOM, KITCHEN, MASTER SUITE, AND BALCONY. YOU WILL SEE THE SUNRISE, THE DOLPHINS PLAYING, THE SUN SETTING, AND SEASONAL FIREWORKS SHOWS ALL FROM YOUR LARGE PRIVATE BALCONY. HIDDEN DUNES BEACH AND TENNIS RESORT OFFERS UNSURPASSED INDOOR AND OUTDOOR FACILITIES INCLUDING THE PRIVATE DEEDED BEACH. OTHER AMENITIES INCLUDE SIX RUBICO TENNIS COURTS, NEW PICKLE BALL COURTS, A

PRO SHOP, AND SEASONAL TRAM
SERVICE, ALL LOCATED WITHIN THIS
LUXURIOUS 27-ACRE GULF FRONT
RESORT!

ALL INFORMATION IS DEEMED RELIABLE
BUT NOT GUARANTEED. THE PROPERTY
WILL BE SOLD PARTIALLY FURNISHED.
CALL ME TO SCHEDULE YOUR VIEWING
APPOINTMENTS TODAY!

Built in 1995

Essential Information

MLS® #	938805
Price	\$2,250,000
Sold Price	\$2,030,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	2,456
Acres	0.00
Year Built	1995
Type	Residential
Sub-Type	Condominium
Style	N/A
Status	Sold

Community Information

Address	310 Grand Villas Drive Unit 310
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, Elevators, Fishing, Gated Community, No Rental, Pavillion/Gazebo, Pets Allowed, Pickle Ball, Playground, Pool, Tennis, TV Cable, Waterfront, Whirlpool
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Utilities	Electric, Gas - Natural, Public Sewer, Public Water, TV Cable
Parking	Garage, Garage Attached
Is Waterfront	Yes
Waterfront	Gulf, Unit Waterfront
Has Pool	Yes
Pool	Private

Interior

Interior Features	Ceiling Crwn Molding, Floor Hardwood, Floor Tile, Furnished - Some, Lighting Recessed, Owner's Closet, Pantry, Renovated, Washer/Dryer Hookup, Window Treatment All
Appliances	Dishwasher, Dryer, Fire Alarm/Sprinkler, Microwave, Oven Self Cleaning, Refrigerator W/IceMk, Smoke Detector, Stove/Oven Gas, Washer
Heating	Heat Cntrl Electric
Cooling	AC - Central Elect, Ceiling Fans

Exterior

Exterior	Roof Metal
Exterior Features	Balcony, BBQ Pit/Grill, Deck Covered
Roof	Roof Metal

School Information

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	144
Date Sold	2024-03-07
HOA Fees	8341.00
HOA Fees Freq.	Quarterly

Listing Details

Listing Office	Wooley Luxury Properties LLC
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