

\$649,000 - 775 Gulf Shore Dr Unit 40, DESTIN

MLS® #932231

\$649,000

3 Bedroom, 2.00 Bathroom, 1,468 sqft
Residential on 0 Acres

SANDPIPER COVE PH 08, DESTIN, FL

Over \$88,000 in 2023 for actual rental history, over \$99,000 in 2022, over \$92,000 in 2021! Brand new HVAC (outside) unit May 2024, new hot water heater Nov. 2023, new refrigerator 2024, roof 2021, HVAC (inside air handler) 2021, newer windows and sliding glass doors worth over \$50k (most in this complex are original). Proven strong rental history!! Sleeps up to 8 people! Introducing Sandpiper Cove Villa Unit 40 - Your Ideal Coastal Getaway! Whether you seek a primary residence, a second home, or an income-generating vacation rental, this gem has it all right in the heart of Destin. It comes fully furnished and turn-key ready to rent adding to your convenience and enjoyment. Discover the best of both worlds with this unique free-standing condo where serenity meets opportunity. This exceptional property has no neighbor above or below, no common walls, and even offers assigned covered parking. Perhaps one of the best features is the expansive ground-level deck, designed for entertainment and relaxation.

This 3 bedroom 2 bath Villa is right across the street from the sandy white beaches and emerald green water that Destin is famous for. Upon entering the home, you will step into the spacious great room, tastefully furnished for your comfort, featuring vaulted ceilings that enhance the sense of space and airiness. Two guest bedrooms and a well-appointed bathroom are thoughtfully situated on the main



living level. The master suite, boasting vaulted ceilings and a secure storage closet for your personal items, awaits you upstairs.

As you enter the living room, you'll be enveloped in an inviting ambiance with abundant natural light streaming through large windows and sliding glass doors that open to the patio. The living room provides ample seating for all guests and boasts a generous flatscreen Smart TV mounted directly above a cozy fireplace. It seamlessly flows into the well-appointed kitchen through a bar top counter complete with stools - perfect for hosting and dining with friends and family. The counter comfortably seats three, while the adjacent kitchen table accommodates another six which is perfect for large families or groups of friends.

Savor your morning coffee or an evening glass of wine on the large balcony just off the living room, enjoying the quiet private space of your unit. Alternatively, retreat to the lower level, where outdoor seating beckons all. The patio features a sectional sofa, ideal for gatherings, unwinding, or catching your favorite show or sports game on the outdoor TV. A corner hammock offers a tranquil spot to unwind in this private oasis. With its prime location and thoughtfully designed spaces, this property offers the perfect coastal retreat. Don't miss out on making it your own!

Sandpiper Cove boasts an impressive array of features that make it a standout coastal destination. Spanning 43 lush acres, the resort offers an expansive 1,100 feet of private beachfront for guests to savor. Adventurous souls can take advantage of boat slip rentals and launches, while golf enthusiasts can tee off on the scenic 9-hole, par-3 golf course. Relaxation abounds with five swimming pools and three inviting hot tubs, while tennis

enthusiasts can perfect their game on six courts. Culinary delights await at Louisiana Lagniappe, and it's also an ideal wedding destination. Plus, Rick's Sand Trap Beach Bar & Grill adds a flavorful touch to your beachside experience. It is a pet-friendly property so you can bring your fur babies too! This is the ideal location here on the Emerald Coast beaches!

Built in 1980

Essential Information

MLS® #	932231
Price	\$649,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,468
Acres	0.00
Year Built	1980
Type	Residential
Sub-Type	Condominiums
Style	N/A
Status	Active

Community Information

Address	775 Gulf Shore Dr Unit 40
Area	Destin
Subdivision	SANDPIPER COVE PH 08
City	DESTIN
County	OKALOOSA
State	FL
Zip Code	32541

Amenities

Amenities	Beach, Community Room, Deed Access, Tennis, Waterfront, BBQ Pit/Grill, Boat Launch, Dock, Dumpster, Gated Community, Golf, Laundry, Marina, Pavillion/Gazebo, Pool, TV Cable Available, Tenant Approval Req, Whirlpool, Pets Allowed, Pickle Ball
Utilities	Electric Available, Public Sewer Available, Public Water Available, TV Cable

	Available
Parking	Carport: Attached, Deeded, Golf Cart: Covered, Guest, Covered
Has Pool	Yes
Pool	Community, Private

Interior

Interior Features	Fireplace, Breakfast Bar, Ceiling Cathedral, Furnished - All, Owner's Closet, Washer/Dryer Hookup, Window Treatment All
Appliances	Dishwasher, Disposal, Dryer, Microwave, Refrigerator W/Ice Maker, Stove/Oven Electric, Washer, Smooth Stovetop Rnge
Heating	Heat: Central Electric
Cooling	A/C: Central Electric, Ceiling Fans
Fireplace	Yes
Fireplaces	Fireplace

Exterior

Exterior	Foundation On Pilings, Roof Dimensional Shingle, Siding Wood, Trim Wood
Exterior Features	Balcony, Deck Covered, Deck Open, Patio Open, Shower
Roof	Foundation On Pilings, Roof Dimensional Shingle
Foundation	Foundation On Pilings

School Information

Elementary	DESTIN
Middle	DESTIN
High	Destin

Additional Information

Days on Website	244
HOA Fees	3700.98
HOA Fees Freq.	Quarterly

Listing Details

Listing Office	Keller Williams Realty Destin
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