

\$1,850,000 - 1272 Scenic Gulf Dr Unit 1104, MIRAMAR BEACH

MLS® #936949

\$1,850,000

3 Bedroom, 3.00 Bathroom, 2,675 sqft
Residential on 0 Acres

EMPRESS (THE), MIRAMAR BEACH, FL

Experience awe-inspiring 180-degree unobstructed beach views along the entire coastline from the 50-foot balcony of this 11th-floor corner unit! Nestled within a secure gated enclave, this luxurious condominium seamlessly melds comfort with sophistication. Featuring upscale touches such as authentic wooden beams gracing the ceilings, stone fireplace & accents, and bespoke solid wood cabinets crafted by a master cabinet maker, this distinctive open floorplan ensures water views from every room. With 10-foot ceilings and two separate living areas, revel in the luxury of two master suites both offering Gulf views and access to the expansive 50-foot Gulf-view balcony. A third ensuite guest bedroom adds to the allure, while a second generously sized north-facing terrace provides stunning vistas..of the pool, lake, and bay, creating an ideal setting for al fresco dining. This property truly epitomizes the concept of a "Home on the Beach." The Empress is a boutique, luxury gated community consisting of only 44 units located directly across from 2,000 feet of sugar white beaches and although 14 of the units are allowed to be vacation rentals, for most owners The Empress is a full time residence or second home. Other features that make The Empress so desirable are the semi private elevators that open into a foyer shared by only you and 1 neighbor, large climate controlled storage for each owner, a more private pool and hot tub overlooking the lake and fitness room, HALO



water system, fiber optics cable, full time maintenance staff, security, and the famous Whales Tail beachfront restaurant within a block for food and beverages on the beach. Walk out the door to the beach or pool, relax on one of your balconies, or experience the great entertainment, shopping and restaurants all within a short distance. Now is the time to make your dream of living at the beach a reality. (The Empress passed its required Milestone Inspections with flying colors!)

Built in 1998

Essential Information

MLS® #	936949
Price	\$1,850,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,675
Acres	0.00
Year Built	1998
Type	Residential
Sub-Type	Condominiums
Style	N/A
Status	Active

Community Information

Address	1272 Scenic Gulf Dr Unit 1104
Area	Miramar/Sandestin Resort
Subdivision	EMPRESS (THE)
City	MIRAMAR BEACH
County	WALTON
State	FL
Zip Code	32550

Amenities

Amenities	Elevators, Exercise Room, Gated Community, Pets Allowed, Pool, Separate Storage, Short Term Rental - Allowed, TV Cable Available, Waterfront,
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	Whirlpool
Utilities	Electric Available, Gas - Natural, Public Sewer Available, Public Water Available, TV Cable Available
Is Waterfront	Yes
Waterfront	GULF, Lake
Has Pool	Yes
Pool	Community

Interior

Interior Features	Breakfast Bar, Ceiling Beamed, Ceiling Raised, Fireplace Gas, Floor Tile, Floor WW Carpet, Furnished - None, Owner's Closet, Pantry, Plantation Shutters, Renovated, Split Bedroom, Washer/Dryer Hookup, Wet Bar, Window Treatment All
Appliances	Dishwasher, Disposal, Fire Alarm/Sprinkler, Freezer, Microwave, Refrigerator W/Ice Maker, Smoke Detector, Stove/Oven Electric
Heating	Heat: Central Electric
Cooling	A/C: Two Or More, A/C: Central Electric, A/C: High Efficiency, Ceiling Fans
Fireplace	Yes
Fireplaces	Fireplace Gas

Exterior

Exterior	Block, Concrete, Siding Stucco
Exterior Features	Balcony
Roof	Block

School Information

Elementary	VAN R. BUTLER
Middle	EMERALD COAST
High	SOUTH WALTON

Additional Information

Days on Website	168
HOA Fees	4541.77
HOA Fees Freq.	Quarterly

Listing Details

Listing Office	Compass
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