

# **\$715,000 - 9500 Grand Sandestin Blvd 2806, MIRAMAR BEACH**

MLS® #937592

## **\$715,000**

3 Bedroom, 3.00 Bathroom, 1,761 sqft  
Residential on 0 Acres

Grand Sandestin, MIRAMAR BEACH, FL

Perched on the 8th floor of the Grand Sandestin, this 3-bedroom, 3-bathroom condo invites you into a realm of coastal luxury with sweeping panoramic views of the Choctawhatchee Bay. Interior is designed for practicality, featuring a functional floor plan, and cozy interiors that prioritize comfort. The kitchen, equipped with cherry cabinets, stainless steel appliances, and granite tile countertops, caters to everyday convenience. Enjoy meals in the dining area, adding to the practicality and versatility of this well-maintained condo. Dual master suites offer comfortable retreats with views of the Bay and ensuite baths, ensuring privacy in the split floor plan. An additional bedroom, with 2 queen beds, and hallway full bathroom provide extra accommodation options. The generously sized living room, with a built-in wet bar, provides a casual setting to gather with family and friends against the backdrop of stunning sunsets. As a resident or potential investor in this waterfront community, you can appreciate the convenience and flexibility this property offers, allowing you to use it as a primary residence, a second home, or as a vacation rental. This landmark building in the Village of Baytowne Wharf offers amenities such as a resort style pool, lobby bar, exercise room, and Grand Gardens. Enjoy a convenient lifestyle with access to upscale dining, boutique shopping, entertainment, and nightlife - all just a short distance away in the vibrant Village of Baytowne Wharf.



As an introduction to the Sandestin lifestyle, we invite our new owners to explore amenities that make Sandestin special. The listing brokerage and seller(s) are presenting the buyer(s) of this property with (2) 90-minute rounds of Tennis court time, a golf foursome at one of our three championship courses, and a round of golf for up to four (4) players at the unrivaled Burnt Pine Golf Club.

Sandestin Golf and Beach Resort features more than seven miles of beaches and pristine bay front, four championship golf courses, 15 world-class tennis courts, a 226-slip marina, a fitness center, spa and celebrity chef dining. Shop, dine and play at the charming pedestrian village, The Village of Baytowne Wharf and more. Inside the gates of the resort, residents enjoy a balanced lifestyle of high-class living, spanning the 2,400 acres from the beach to the bay. Everything within the gates of the resort is accessible by golf cart or bicycle. The entire resort is interconnected by miles of pedestrian, bike and golf cart paths that weave through groves of live oaks, meandering past natural lagoons, fountains, man-made lakes, and meticulously landscaped fairways.

Built in 2003

### **Essential Information**

MLS® #	937592
Price	\$715,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,761
Acres	0.00
Year Built	2003
Type	Residential

Sub-Type	Condominiums
Style	N/A
Status	Active

## Community Information

Address	9500 Grand Sandestin Blvd 2806
Area	Miramar/Sandestin Resort
Subdivision	Grand Sandestin
City	MIRAMAR BEACH
County	WALTON
State	FL
Zip Code	32550

## Amenities

Amenities	Beach, Elevators, Exercise Room, Fishing, Gated Community, Golf, Laundry, Marina, Pets Allowed, Pickle Ball, Playground, Pool, Separate Storage, Short Term Rental - Allowed, Tennis, TV Cable Available, Waterfront
Utilities	Electric Available, Public Sewer Available, Public Water Available, TV Cable Available
Parking	Garage: Attached
Has Pool	Yes
Pool	Community

## Interior

Interior Features	Breakfast Bar, Floor Hardwood, Floor WW Carpet, Furnished - All, Split Bedroom, Washer/Dryer Hookup, Window Treatment All, Wet Bar
Appliances	Dishwasher, Disposal, Dryer, Fire Alarm/Sprinkler, Microwave, Refrigerator W/Ice Maker, Smooth Stovetop Rnge, Stove/Oven Electric, Washer
Heating	Heat: Central Electric
Cooling	A/C: Central Electric, Ceiling Fans

## Exterior

Exterior Features	Balcony
-------------------	---------

## School Information

Elementary	VAN R. BUTLER
Middle	EMERALD COAST
High	SOUTH WALTON

## Additional Information

Days on Website	167
HOA Fees	2434.82
HOA Fees Freq.	Monthly

**Listing Details**

Listing Office            Sandestin Real Estate

DISCLAIMER: Information Deemed Reliable but not guaranteed. The information being provided is for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing.All listings are provided courtesy of the Emerald Coast Association of Realtors, Copyright2024, All rights reserved.