

\$850,000 - 9815 Us Highway 98 W Unit 10, MIRAMAR BEACH

MLS® #939136

\$850,000

3 Bedroom, 3.00 Bathroom, 1,700 sqft
Residential on 0 Acres

HIDDEN DUNES BEACH VILLAS, MIRAMAR BEACH, FL

Under contract, buyer sale of property contingency with kick-out. ***IT'S TRUE A GROUND FLOOR CORNER BEACH VILLA IN HIDDEN DUNES BEACH AND TENNIS RESORT*** GATED COMMUNITY WITH 24 HOUR SECURITY**** GREAT INVESTMENT **** PRIVATE LOW DENSITY BEACH*** THIS HOME WILL CONVEY FULLY FURNISHED AND RENTAL READY. . ARE YOU LOOKING FOR A PRIMARY, SECOND HOME OR VACATION RENTAL? ASK YOURSELF THIS...WHERE ELSE CAN YOU FIND A BEAUTIFUL 3 BEDROOM 3 BATH HOME THAT CAN SLEEP 8 PEOPLE JUST STEPS FROM A PRIVATE BEACH WITH NO ROADS TO CROSS, IN A GATED RESORT WITH INCREDIBLE AMENITIES AT THIS PRICE POINT?NO DEFERRED MAINTENANCE IN THIS UPDATED HOME. UPDATES INCLUDE NEW HVAC, WINE COOLER, NEW TOILET IN 2ND ENSUITE BATHROOM & REMODELED HALL BATH IN 2023.IN 2022 NEW GAS STOVETOP INSTALLED IN THE FALL 2021 ADDED SMART TVS IN ALL THREE BEDROOMS, STAINLESS DISHWASHER SEPARATE MICROWAVE & OVEN, NEW MATTRESSES 2019 NEW WASHER & DRYER, FOGGED WINDOWS REPLACED (DINING RM, KITCHEN & MASTER BEDROOM) 2020 SMART TV LIVING ROOM 2020 NEW GARBAGE DISPOSAL 2021THE HOA REPAINTED VILLAS: EXTERIOR DOORS & PORCHES AND NEW PORCH SCREENS



INSTALLED. 2016 BATHROOM SHOWERS
REMODELS X2 , 2015 TOTAL KITCHEN
REMODEL WITH QUARTZ COUNTERTOPS
& SUBWAY TILE BACKSPLASH, STAINLESS
REFRIGERATOR & DISHWASHER, 3 NEW
EXTERIOR PORCH FANS & INTERIOR
FANS THE ONLY UNKNOWN IS THE AGE OF
THE HOT WATER HEATER BUT IT IS
WORKING WELL.

AS YOU ENTER THIS GROUND FLOOR
VILLA YOU WILL IMMEDIATELY
APPRECIATE THE OPEN FLOOR PLAN,
AND BEAUTIFUL FURNISHINGS. THIS
HOME LIVES LARGE WITH 9' CEILINGS,
LIVING AREA FLOODED WITH NATURAL
LIGHT FROM A WALL OF SLIDING GLASS
DOORS THAT OPEN TO
THE "CROWN JEWEL OF THE HOME"
...THE HUGE WRAP AROUND SCREENED
PORCH UNDER A CANOPY OF OAKS. THIS
SPACIOUS PORCH HAS SEPARATE DINING
AND LOUNGING AREAS. THIS IS A
CORNER UNIT WITH A FRONT PORCH.
THE LARGE MASTER SUITE HAS A LARGE
WALK-IN CLOSET, STANDARD DOUBLE
CLOSET AND A DOOR OPENING TO THE
SCREENED PORCH. THE MASTER
ENSUITE HAS A DOUBLE VANITY, LARGE
WALK-IN SHOWER, AND LARGE JETTED
GARDEN TUB. THE UNIT IS BEAUTIFULLY
FURNISHED WITH TWO GUEST
BEDROOMS AND BATHROOMS. THE
ENTIRE EXTERIOR OF VILLA WAS JUST
PAINTED AND NEW SCREENS WERE
INSTALLED ON PORCHES.
THE LOCATION OF THIS VILLA IS
AMAZING. RARELY DO THESE CORNER
3/3 VILLAS COME ON THE MARKET. THE
VILLA IS JUST STEPS TO THE PRIVATE
BEACH. IT IS ALSO LOCATED JUST A FEW
STEPS FROM THE GAS GRILLS, HEATED
POOL, HOT TUB, FISHING LAKE, GAZEBO,
FOOD TRUCK AND PICNIC LOCATION. AS
YOU EXIT THE RESORT, YOU ARE CLOSE

TO THE ENTERTAINMENT VENUES OF SANDESTIN, SILVER SANDS OUTLET MALL, PUBLIX, AND GRAND BOULEVARD. HIDDEN DUNES BEACH AND TENNIS RESORT IS A PRIVATE, LOW DENSITY, GATED, BEACHFRONT RESORT CONSISTING OF 27 MANICURED ACRES WITH AN ABUNDANCE OF MANICURED MATURE NATURAL VEGETATION, WALKING PATHS, LIGHTED FOUNTAINS, AND POOLS. THIS FAMILY FRIENDLY RESORT IS FLANKED EAST AND WEST BY SINGLE FAMILY PRIVATE COMMUNITIES WITH NO HIGH RISES TO BLOCK YOUR VIEW OF SUNRISE AND SUNSET. THIS ALSO ENSURES VERY LOW-DENSITY BEACHES. THIS PRIVATE BEACH FRONT DEVELOPMENT BOASTS A PROFESSIONAL TENNIS FACILITY WITH 6 RUBICO COURTS, PICKLEBALL COURTS AND A PROSHOP, IN-SEASON TRAM SERVICE, HORSESHOE AND CORN HOLE PITS, 2 COMMUNITY POOLS AND HOT TUBS, BB GRILLS AND 24-HOUR SECURITY. HIDDEN DUNES OFFERS A PRIVATE BEACH WITH FULL BEACH SERVICE. TENNIS ENTHUSIASTS FLOCK TO HIDDEN DUNES TO ENJOY SEASONAL TENNIS ACTIVITIES, TOURNAMENTS, INSTRUCTIONAL PROGRAMS TAUGHT BY USPTA TEACHING STAFF AND MATCHMAKING SERVICES FOR SINGLES AND DOUBLES PLAY. CALL ME TODAY TO SEE THIS VILLA AND BEGIN MAKING LIFETIME OF MEMORIES WITH YOUR FAMILY AND FRIENDS ON THE QUIET SUGAR SAND BEACHES OF HIDDEN DUNES. BUYER TO VERIFY ALL INFORMATION.

Built in 1990

Essential Information

MLS® #	939136
Price	\$850,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,700
Acres	0.00
Year Built	1990
Type	Residential
Sub-Type	Condominiums
Style	N/A
Status	Active

Community Information

Address	9815 Us Highway 98 W Unit 10
Area	Miramar/Sandestin Resort
Subdivision	HIDDEN DUNES BEACH VILLAS
City	MIRAMAR BEACH
County	WALTON
State	FL
Zip Code	32550

Amenities

Amenities	BBQ Pit/Grill, Beach, Community Room, Deed Access, Dumpster, Fishing, Gated Community, Pavillion/Gazebo, Pets Allowed, Pickle Ball, Picnic Area, Playground, Pool, Short Term Rental - Allowed, Tennis, TV Cable Available, Waterfront, Whirlpool
Utilities	Electric Available, Public Sewer Available, Public Water Available, TV Cable Available, Gas - Natural
Parking	Carport: Attached, Covered
Has Pool	Yes
Pool	Community, Private

Interior

Interior Features	Floor Tile, Furnished - All, Owner's Closet, Pantry, Washer/Dryer Hookup, Window Treatment All
Appliances	Cooktop, Dishwasher, Disposal, Dryer, Microwave, Smoke Detector, Washer, Ice Machine
Heating	Heat: Central Electric

Cooling A/C: Central Electric, Ceiling Fans

Exterior

Exterior Roof Metal

Exterior Features Balcony, Deck Covered, Porch Screened, Patio Covered

Roof Roof Metal

School Information

Elementary VAN R. BUTLER

Middle EMERALD COAST

High SOUTH WALTON

Additional Information

Days on Website 134

HOA Fees 5199.00

HOA Fees Freq. Quarterly

Listing Details

Listing Office Wooley Luxury Properties LLC

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