

# **\$645,000 - 5246 Tivoli Dr 5246, SANDESTIN**

MLS® #939636

---

## **\$645,000**

2 Bedroom, 2.00 Bathroom, 1,356 sqft  
Residential on 0 Acres

### **TIVOLI BY THE SEA 1, SANDESTIN, FL**

This two-bed, two-bath, ground-floor condo offers abundant extras including new furniture and lighting, two private patios and a bonus bunk room. Competitively priced, it looks out across the Baytowne Golf Course and is within walking distance of the beach and neighborhood pool. Ideal for those looking for stair-free living, this home is well-maintained with new flooring throughout. The open living and dining rooms are flooded with light through new sliding doors that open onto the screened lanai for seamless indoor/outdoor living. Relax in your private outdoor retreat and enjoy meals prepared in the fully equipped kitchen. New GE stainless appliances are complemented by solid surface countertops and a pantry. The adjoining breakfast room opens onto a brick paver patio that enjoys dappled sunlight. It's a quiet nook for reading and relaxing in peaceful surroundings. Lounge in the oversized master bedroom where new glass doors open directly onto the screened terrace for early morning coffee with tranquil green views. The updated master bathroom boasts a dual vanity with quartz counters and an oversized walk-in shower with twin shower heads. Guests will be comfortably accommodated in the guest bedroom and cute bonus bunk room. The second bathroom includes a new tub and shower combo and is accessible from both the hallway and the second bedroom. A stackable washer-dryer and abundant storage make this a great second home or vacation rental. Included is a



dedicated golf cart parking spot with charging station, making it easy to explore all the amazing amenities that Sandestin Golf and Beach Resort offers. Tee off on one of four championship golf courses, go shopping in the Village of Baytowne Wharf or visit the Baytowne marina for watersports, fishing and bayside dining. Live events offer something for everyone, from wine festivals and concerts to outdoor movies and fireworks. There's always something to see and do from this well-located property in Tivoli.

Built in 1986

**Essential Information**

MLS® #	939636
Price	\$645,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,356
Acres	0.00
Year Built	1986
Type	Residential
Sub-Type	Condominiums
Style	N/A
Status	Active

**Community Information**

Address	5246 Tivoli Dr 5246
Area	Miramar/Sandestin Resort
Subdivision	TIVOLI BY THE SEA 1
City	SANDESTIN
County	WALTON
State	FL
Zip Code	32550

**Amenities**

Amenities	Beach, Deed Access, Pool, Short Term Rental - Allowed, Exercise Room,
-----------	---

Fishing, Gated Community, Golf, Marina, Playground, TV Cable Available, Tennis, Waterfront, Pickle Ball

Utilities Electric Available, Public Sewer Available, Public Water Available, TV Cable Available

Has Pool Yes

Pool Community, Private

## Interior

Interior Features Floor Vinyl, Furnished - All, Washer/Dryer Hookup, Window Treatment All

Appliances Dishwasher, Dryer, Microwave, Stove/Oven Electric, Washer, Disposal, Refrigerator W/Ice Maker

Heating Heat: Central Electric

Cooling A/C: Central Electric

## Exterior

Exterior Siding Stucco

Exterior Features Patio Covered, Patio Open, Porch Screened

## School Information

Elementary VAN R. BUTLER

Middle EMERALD COAST

High SOUTH WALTON

## Additional Information

Days on Website 131

HOA Fees 744.08

HOA Fees Freq. Monthly

## Listing Details

Listing Office Scenic Sotheby's International Realty

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.