

# \$548,500 - 291 Scenic Gulf Dr 308, MIRAMAR BEACH

MLS® #942504

## \$548,500

1 Bedroom, 1.00 Bathroom, 1,006 sqft  
Residential on 0 Acres

### EDGEWATER, MIRAMAR BEACH, FL

Grossing over \$47,000 in 2023, this unit is a knock out investment property. With its captivating Gulf views, versatile bedroom layout, spacious balcony, and a wealth of amenities including pools, fitness center, playground, and a tiki bar and grill, every day feels like a vacation! This condo was recently heavily updated in 2022, with a new water heater, kitchen appliances, quartz countertops, and add-ons, built-in bunk beds, new TV's and more. (Please check the documents for a full renovation list!) The open-concept living area seamlessly flows from the expansive balcony to the newly painted kitchen, creating a delightful space for entertaining. Looking to invest in the short-term rental market? This unit could not be more perfectly suited for that endeavor. With 465 feet of beachfront, you won't want to miss out on your slice of paradise.

Built in 1984

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | 942504    |
| Price          | \$548,500 |
| Bedrooms       | 1         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 1,006     |
| Acres          | 0.00      |
| Year Built     | 1984      |



|          |              |
|----------|--------------|
| Type     | Residential  |
| Sub-Type | Condominiums |
| Style    | N/A          |
| Status   | Active       |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 291 Scenic Gulf Dr 308   |
| Area        | Miramar/Sandestin Resort |
| Subdivision | EDGEWATER                |
| City        | MIRAMAR BEACH            |
| County      | WALTON                   |
| State       | FL                       |
| Zip Code    | 32550                    |

### Amenities

|               |  |
|---------------|--|
| Amenities     | Beach, Community Room, Deed Access, Elevators, Exercise Room, Gated Community, Handicap Provisions, Pets Allowed, Picnic Area, Playground, Pool, Short Term Rental - Allowed, TV Cable Available, Waterfront |
| Utilities     | Public Sewer Available, Public Water Available   |
| Is Waterfront | Yes  |
| Waterfront    | GULF   |
| Has Pool      | Yes  |
| Pool          | Community  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Breakfast Bar, Ceiling Raised, Floor Vinyl, Furnished - Some, Newly Painted, Owner's Closet, Walls Paneled, Washer/Dryer Hookup, Window Treatment All |
| Appliances        | Dishwasher, Freezer, Microwave, Refrigerator, Stove/Oven Electric   |
| Heating           | Heat: Central Electric  |
| Cooling           | A/C: Central Electric   |

### Exterior

|                   |                                     |
|-------------------|-------------------------------------|
| Exterior Features | Balcony                             |
| Windows           | Double Paned Windows, Storm Windows |

### School Information

|            |               |
|------------|---------------|
| Elementary | VAN R. BUTLER |
| Middle     | EMERALD COAST |
| High       | SOUTH WALTON  |

**Additional Information**

|                 |         |
|-----------------|---------|
| Days on Website | 76      |
| HOA Fees        | 1288.45 |
| HOA Fees Freq.  | Monthly |

**Listing Details**

Listing Office            Keller Williams Realty Gulf Coast

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