

\$965,000 - 50 Monaco St Unit 112, MIRAMAR BEACH

MLS® #942578

\$965,000

2 Bedroom, 2.00 Bathroom, 1,163 sqft
Residential on 0 Acres

CRESCENT AT MIRAMAR BEACH THE, MIRAMAR BEACH, FL

Fantastic 2-bedroom Gulf front unit at The Crescent, a 68 unit low-density building located in the heart of Miramar Beach. This is an elevated first floor so it still offers great Gulf views. The large sliders bring the outside in & add nice natural light. The Gulf front master bedroom has brand new luxury vinyl flooring just installed which also extends in the living area along with tile in the kitchen, bathrooms & hallway. There are updated Whirlpool stainless steel appliances and newer washer & dryer. Interior decor was just updated for a fresh look and unit if being sold turn key (w/ some minimal exclusions). The open floor plan makes entertaining easy and you can capture Gulf views from just about anywhere. The covered balcony is expansive and overlooks the tropical pool & the Gulf! The living area features a sleeper sofa to maximize guests, a large flat screen TV and great Gulf views. Brand new pillows lend a cozy feel for days you want to relax inside. The spacious kitchen features granite countertops, Whirlpool stainless steel appliances (fridge is near) and a large breakfast bar, ideal for casual dining. There is plentiful storage with ample cabinets, pantry & laundry room with full size Whirlpool stackable washer & dryer (newer), an owner's closet and a storage cage on ground level for all your beach gear. The Gulf front master bedroom features brand new LVP flooring, a trayed ceiling, direct access to the balcony, a large walk-in closet and an en-suite bathroom. The master bath features granite double



vanity, tile shower with glass surround and Jacuzzi tub to unwind in with tile backsplash. The guest bedroom is closer to the entry for privacy and features a queen bed and flat screen. This is an established rental with Blue Swell and also a great value and opportunity to own a vacation rental investment or second home on the coast.

The Crescent is an exclusive Gulf front condominium located on the famed beaches of Miramar Beach and is close to dining, shopping & other attractions. Come discover for yourself the many hidden treasures of The Crescent including a 4,500 sq. ft. lagoon pool that is heated seasonally, a second smaller pool, hot tub, fitness center, conference facility, gated access & parking, and the convenience of an on-site reservation desk for your guests. There is a private gated boardwalk and designated beach with seasonal beach service. Start living the coastal lifestyle and relax on the beach, go paddle boarding, or take a walk or bike ride on the pedestrian path that runs all the way down Scenic 98. Enjoy fresh fish tacos and a cold beverage next door at Surf Hut, a favorite restaurant in the area. There is also a CVS and grocery store down the street and Silver Sands Premium Outlets. You have everything you need within reach. Don't miss out!

Built in 1998

Essential Information

MLS® #	942578
Price	\$965,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,163
Acres	0.00

Year Built	1998
Type	Residential
Sub-Type	Condominiums
Style	N/A
Status	Active

Community Information

Address	50 Monaco St Unit 112
Area	Miramar/Sandestin Resort
Subdivision	CRESCENT AT MIRAMAR BEACH THE
City	MIRAMAR BEACH
County	WALTON
State	FL
Zip Code	32550

Amenities

Amenities	BBQ Pit/Grill, Beach, Community Room, Deed Access, Elevators, Exercise Room, Gated Community, Pool, TV Cable Available, Waterfront, Whirlpool
Utilities	Electric Available, Public Sewer Available, Public Water Available, TV Cable Available
Is Waterfront	Yes
Waterfront	GULF
Has Pool	Yes
Pool	Community

Interior

Interior Features	Breakfast Bar, Ceiling Crwn Molding, Floor Tile, Furnished - All, Owner's Closet, Pantry, Renovated, Split Bedroom, Washer/Dryer Hookup, Window Treatment All
Appliances	Cooktop, Dishwasher, Disposal, Dryer, Fire Alarm/Sprinkler, Microwave, Oven:Self Cleaning, Refrigerator, Refrigerator W/Ice Maker, Smoke Detector, Smooth Stovetop Rnge, Stove/Oven Electric, Washer
Heating	Heat: Central Electric
Cooling	A/C: Central Electric, Ceiling Fans

Exterior

Exterior	Concrete, Steel, Siding Stucco
Exterior Features	Balcony
Windows	Double Paned Windows
Construction	Steel

School Information

Elementary	VAN R. BUTLER
Middle	EMERALD COAST
High	SOUTH WALTON

Additional Information

Days on Website	89
HOA Fees	1344.00
HOA Fees Freq.	Monthly

Listing Details

Listing Office	EXP Realty LLC
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