

\$1,089,000 - 50 Monaco St Unit 314, MIRAMAR BEACH

MLS® #943963

\$1,089,000

2 Bedroom, 2.00 Bathroom, 1,163 sqft

Residential on 0 Acres

CRESCENT AT MIRAMAR BEACH THE, MIRAMAR BEACH, FL

Phenomenal opportunity to own an updated Gulf front 2BR/2BA fully furnished unit at The Crescent! Being on the third floor, you have fantastic views of the beach and emerald green waters of the Gulf of Mexico. Enjoy Gulf views on interior from the kitchen, living & dining area & master bedroom. The open floor plan allows the unit to feel very spacious and there is plentiful glass sliders & windows to maximize the views & natural light. The living area and master bedroom offer direct access to the balcony, which is the perfect spot to unwind or enjoy outdoor dining. Tile floors throughout for easy beach living, stainless appliances and phenomenal updated master bathroom that is sure to impress. This unit is currently being rented by owner & has potential of \$68-81k in gross annual income! The living area features a sleeper sofa to maximize guests, a large flat screen TV and incredible panoramic Gulf views. The spacious kitchen features granite countertops, stainless steel appliances and a large breakfast bar, ideal for casual dining. The tile floors extend under the bar for easy maintenance. There is plentiful storage with ample cabinets, pantry & laundry room with full size washer & dryer, two owner's closets and a storage cage on ground level for all your beach gear. The Gulf front master bedroom is elegantly decorated and features updated contemporary tile flooring, a tray ceiling, direct access to the balcony, a large walk-in closet and an en-suite bathroom. The master bath features



granite double vanity and an amazing oversized tile shower with glass surround. This is one of the largest master baths in the complex and is a beautiful upgrade from the Jacuzzi tub. The guest bedroom is closer to the entry for privacy and features two twin beds and also features the contemporary tile flooring. Unit was just staged with new decor offering fresh pillows, lamps and artwork for a coastal feel. This is a great 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® #	943963
Price	\$1,089,000
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 314
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	69
HOA Fees	1344.00
HOA Fees Freq.	Monthly

Listing Details

Listing Office	EXP Realty LLC
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