\$649,000 - 291 Scenic Gulf Dr Unit 1400, MIRAMAR BEACH

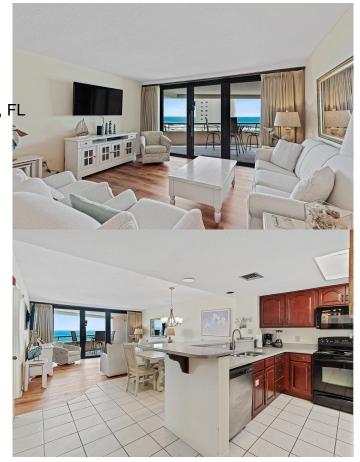
MLS® #944321

\$649,000

2 Bedroom, 2.00 Bathroom, 1,060 sqft Residential on 0 Acres

Edgewater Beach Condo Ph II, MIRAMAR BEACH, FL

GULF FRONT CONDO with FABULOUS VIEW of the Gulf of Mexico and their private beach. Sold fully furnished with everything you need to make it a pleasant experience. All floors have been replaced with LVP and tile. Both the living room and primary bedroom access the oversized, private balcony. Perfect place to enjoy after a nice day on the beach. The Seller made the guest bedroom into an 'owners closet/private room' and gross rental income for 2023 rented out as a 1 bed/2 ba was \$33,600. Projected gross rental income rented as a 2 bed/2 ba for 2024 is \$45K. Note the second bedroom is sold fully furnished. There is a separate storage outside for beach toys as well as a full-size washer/dryer inside the condo. The location of this unit is great being close to the elevator. Edgewateris a gated community offering many amenities including 425 feet of private beach, covered parking, two beachside pools (one is being heated), waterfall spa and wading pool, fitness center, children's playground, putting green, shuffleboard area and basketball court. Walking distance to Silver Sands Outlet Mall and several restaurants. Call now for a showing!





Built in 1985

Essential Information

MLS® # 944321

Price \$649,000

Bedrooms 2

Bathrooms 2.00

Full Baths 2

Square Footage 1,060

Acres 0.00

Year Built 1985

Type Residential

Sub-Type Condominiums

Style N/A

Status Active

Community Information

Address 291 Scenic Gulf Dr Unit 1400

Area Miramar/Sandestin Resort

Subdivision Edgewater Beach Condo Ph II

City MIRAMAR BEACH

County WALTON

State FL

Zip Code 32550

Amenities

Amenities BBQ Pit/Grill, Beach, Deed Access, Elevators, Exercise Room, Gated

Community, Pets Allowed, Playground, Pool, Short Term Rental - Allowed, Community Room, Dumpster, Picnic Area, Separate Storage, TV Cable

Available, Waterfront, Whirlpool

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

Available, Phone Available

Parking Spaces 2

of Garages 2

Is Waterfront Yes

Waterfront GULF, Shore: Beach, Unit Waterfront

Has Pool Yes

Pool Community

Interior

Interior Features Breakfast Bar, Floor Tile, Furnished - All, Owner's Closet, Pantry,

Washer/Dryer Hookup, Window Treatment All, Floor Laminate

Appliances Dishwasher, Disposal, Dryer, Microwave, Refrigerator W/Ice Maker, Smooth

Stovetop Rnge, Washer, Stove/Oven Electric

Heating Heat: Central Electric
Cooling A/C: Central Electric

Exterior

Exterior Concrete
Exterior Features Balcony

School Information

Elementary VAN R. BUTLER

Middle EMERALD COAST

High SOUTH WALTON

Additional Information

Days on Website 67

HOA Fees 1391.95 HOA Fees Freq. Monthly

Listing Details

Listing Office RE/MAX By the Sea

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