

\$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. Edgewater is 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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