

\$3,495,000 - 219 Scenic Gulf Dr Unit 1520, MIRAMAR BEACH

MLS® #945296

\$3,495,000

4 Bedroom, 4.00 Bathroom, 2,747 sqft

Residential on 0 Acres

GRAND DUNES - SOUTH TOWER, MIRAMAR BEACH, FL

Experience extraordinary living with breathtaking views of the Gulf Mexico from this spacious four bedroom condo located in the highly-coveted south tower of Grand Dunes, the premier luxury development in Miramar Beach, Florida. Featuring a thoughtfully-designed floor plan, this residence offers four bedrooms, four full bathrooms and an expansive gulf-front balcony. A semi-private elevator leads to a grand foyer. Optional entry is available through a casual mudroom, perfect for days spent at the beach or by the pool. Impressive views of the Gulf can be taken in upon entering and throughout the open kitchen, living and dining areas. The gourmet kitchen offers high-end stainless steel appliances with a five-burner gas range, double ovens and an ice maker. The kitchen flows seamlessly into the dining and living areas leading out the large balcony with a built-in gas grill allowing for easy entertaining with plenty of additional space for lounging and dining al fresco while overlooking the coast. The primary suite enjoys gulf views and access to the balcony along with a spacious walk-in closet, office nook and ensuite with dual vanities, a garden tub and walk-in shower. An additional gulf-front bedroom offers a space for guests to stay while enjoying the view with the added convenience of a private bathroom. Two additional guest rooms each provide water views with their own full bathrooms. A spacious laundry room adds convenience with additional storage and a



stand-alone freezer. Grand Dunes is a rental-restricted development comprising two towers offering an expansive private beach, a grand lobby, lushly landscaped grounds, resort-style pools, fitness center, a tennis court, overflow guest suites, gated garage parking and a gated entry with 24-hour security. World-class dining and shopping can be found in close proximity in Miramar Beach, Destin, Sandestin and nearby Scenic Highway 30A.

Built in 2007

Essential Information

MLS® #	945296
Price	\$3,495,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	2,747
Acres	0.00
Year Built	2007
Type	Residential
Sub-Type	Condominiums
Style	N/A
Status	Active

Community Information

Address	219 Scenic Gulf Dr Unit 1520
Area	Miramar/Sandestin Resort
Subdivision	GRAND DUNES - SOUTH TOWER
City	MIRAMAR BEACH
County	WALTON
State	FL
Zip Code	32550

Amenities

Amenities	Beach, Community Room, Deed Access, Dumpster, Elevators, Exercise Room, Gated Community, Minimum Rental Prd, Pets Allowed, Pool, No Short
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	Term Rental, Tennis, TV Cable Available, Waterfront
Utilities	Electric Available, Gas - Natural, Public Sewer Available, Public Water Available, TV Cable Available
Parking	Garage, Garage: Attached, Guest
Is Waterfront	Yes
Waterfront	GULF
Has Pool	Yes
Pool	Pool - Heated, Pool - In-Ground, Community

Interior

Interior Features	Breakfast Bar, Ceiling Crwn Molding, Ceiling Tray/Cofferd, Floor Tile, Floor WW Carpet, Furnished - All, Lighting Recessed, Washer/Dryer Hookup, Window Treatment All
Appliances	Dishwasher, Disposal, Dryer, Freezer, Ice Machine, Microwave, Oven Double, Range Hood, Refrigerator, Stove/Oven Gas, Washer
Heating	Heat: Central Electric
Cooling	A/C: Central Electric, Ceiling Fans

Exterior

Exterior	Concrete, Steel, Siding Stucco
Exterior Features	Balcony, BBQ Pit/Grill, Columns, Hot Tub, Pool - Heated, Pool - In-Ground, Shower, Sprinkler System, Tennis Court
Construction	Steel

School Information

Elementary	VAN R. BUTLER
Middle	EMERALD COAST
High	SOUTH WALTON

Additional Information

Days on Website	55
HOA Fees	4717.95
HOA Fees Freq.	Quarterly

Listing Details

Listing Office	Scenic Sotheby's International Realty
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