

# \$695,000 - 291 Scenic Gulf Dr Unit 701, MIRAMAR BEACH

MLS® #945516

## \$695,000

2 Bedroom, 2.00 Bathroom, 1,215 sqft

Residential on 0 Acres

### EDGEWATER BEACH CONDO PH 1, MIRAMAR BEACH, FL

STUNNING view of the beach and Gulf of Mexico from this 2 bed/2 ba condo located at Edgewater Beach Resort in Miramar Beach . This resort is known for its 425 feet of PRIVATE beach and lush greenery. Other amenities in this GATED community are 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. This condo is sold fully furnished, turnkey ready! Recent updates are HVAC AND WATERHEATER 2 YEARS OLD, appliances from 2020-2021, carpet replaced 2020. Gross rental income 2022 \$64K and 2023 \$43K. You are within walking distance to the outlet mall and many restaurants. Don't let this one slip away!

Built in 1985

### Essential Information

MLS® #	945516
Price	\$695,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,215
Acres	0.00
Year Built	1985
Type	Residential



Sub-Type	Condominiums
Style	N/A
Status	Active

## Community Information

Address	291 Scenic Gulf Dr Unit 701
Area	Miramar/Sandestin Resort
Subdivision	EDGEWATER BEACH CONDO PH 1
City	MIRAMAR BEACH
County	WALTON
State	FL
Zip Code	32550

## Amenities

Amenities	BBQ Pit/Grill, Beach, Community Room, Elevators, Exercise Room, Fishing, Gated Community, Pets Allowed, Playground, Pool, Separate Storage, Short Term Rental - Allowed, TV Cable Available, Waterfront, Whirlpool
Utilities	Electric Available, Public Sewer Available, Public Water Available, TV Cable Available
Parking Spaces	2
Parking	Garage
# of Garages	2
Is Waterfront	Yes
Waterfront	GULF
Has Pool	Yes
Pool	Community

## Interior

Interior Features	Breakfast Bar, Floor Tile, Floor WW Carpet, Furnished - All, Lighting Recessed, Owner's Closet, Pantry, Window Treatment All
Appliances	Dishwasher, Disposal, Dryer, Microwave, Refrigerator, Stove/Oven Electric, Washer
Heating	Heat: Central Electric
Cooling	A/C: Central Electric

## 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	51
HOA Fees	1391.95
HOA Fees Freq.	Monthly

**Listing Details**

Listing Office	RE/MAX By the Sea
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