

\$515,000 - 9100 Baytowne Wharf Blvd 464, MIRAMAR BEACH

MLS® #945934

\$515,000

2 Bedroom, 2.00 Bathroom, 1,023 sqft
Residential on 0 Acres

OBSERVATION POINT, MIRAMAR BEACH, FL

This coveted fourth-floor end unit at Observation Point boasts a large balcony with panoramic views of the lake and Events Plaza. Located within the heart of the Village of Baytowne Wharf, it is the closest condo to the exclusive Founder's Club for socializing and within easy reach of the marina, restaurants and cafes serving tasty brunch, lunch and dinner. Wood tile plank flooring leads the way into the generously sized sitting room with multiple tall windows and sliding glass doors providing plenty of natural light. The updated kitchen is impressively equipped with granite countertops and Samsung stainless steel appliances including a French-door refrigerator and a flat cooktop. As well as a pantry, there's a general storage closet and a laundry with a stacked washer and dryer. Casual dining and evening cocktails can be enjoyed on stools lined up at the high-top breakfast bar. A dedicated dining area nearby is the perfect place for mealtimes and entertaining. Sliding glass doors open onto the wraparound balcony, which is furnished for alfresco dining and relaxing. Imagine watching the Baytowne fireworks and live concerts from the comfort of your own private balcony. Two beautifully appointed bedrooms round off the spacious accommodations. The master bedroom has a dedicated bathroom showcasing a soaker tub, separate shower and twin vanity with vessel sinks. The second bathroom has a tiled walk-in shower. Next door to this unit is the Founders' Club, an exclusive entertainment space with



pool table, media room, social lounge and kitchenette. It's a great space to meet and socialize with other owners. On level two, you will find a climate controlled storage cage for all your outdoor gear. There is gated owner parking available in the garage, making for easy access to your unit. The building and patios were just painted and sealed. This well-located condo is within easy reach of multiple activities including the fitness center, tennis courts, community pools, golf courses, beaches and the marina. Fully furnished and turnkey, this is the only two-bedroom unit currently for sale at Observation Point and is sure to be in demand.

Built in 2002

Essential Information

| | |
|----------------|--------------|
| MLS® # | 945934 |
| Price | \$515,000 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,023 |
| Acres | 0.00 |
| Year Built | 2002 |
| Type | Residential |
| Sub-Type | Condominiums |
| Style | N/A |
| Status | Active |

Community Information

| | |
|-------------|------------------------------|
| Address | 9100 Baytowne Wharf Blvd 464 |
| Area | Miramar/Sandestin Resort |
| Subdivision | OBSERVATION POINT |
| City | MIRAMAR BEACH |
| County | WALTON |
| State | FL |
| Zip Code | 32550 |

Amenities

| | |
|----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | BBQ Pit/Grill, Beach, Community Room, Dock, Elevators, Exercise Room, Fishing, Gated Community, Golf, Laundry, Marina, Pavillion/Gazebo, Pets Allowed, Pickle Ball, Picnic Area, Playground, Pool, Separate Storage, Short Term Rental - Allowed, Tennis, TV Cable Available, Waterfront, Whirlpool |
| Utilities | Electric Available, Public Sewer Available, Public Water Available, TV Cable Available, Underground |
| Parking Spaces | 1 |
| Parking | Garage, Garage: Attached |
| # of Garages | 1 |
| Has Pool | Yes |
| Pool | Pool - In-Ground, Community, Pool - Heated, Private |

Interior

| | |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Floor Tile, Furnished - All, Lighting Recessed, Owner's Closet, Washer/Dryer Hookup, Window Treatment All, Floor WW Carpet, Renovated |
| Appliances | Dishwasher, Disposal, Dryer, Fire Alarm/Sprinkler, Microwave, 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 | Siding CmntFbrHrdBrd |
| Exterior Features | Balcony, BBQ Pit/Grill, Hot Tub, Pool - In-Ground, Pool - Heated |

School Information

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|------------|---------------|
| Elementary | VAN R. BUTLER |
| Middle | EMERALD COAST |
| High | SOUTH WALTON |

Additional Information

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|-----------------|---------|
| Days on Website | 47 |
| HOA Fees | 1244.19 |
| HOA Fees Freq. | Monthly |

Listing Details

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|----------------|---------------------------------------|
| Listing Office | Scenic Sotheby's International Realty |
|----------------|---------------------------------------|

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