

# **\$2,025,000 - 1050 Grand Villas Drive 1050, Miramar Beach**

MLS® #905926

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## **\$2,025,000**

4 Bedroom, 4.00 Bathroom, 2,435 sqft  
Condominium on 0.00 Acres

HIDDEN DUNES GRAND VILLAS, Miramar Beach, FL

200k PRICE IMPROVEMENT \*\*\*AMAZING  
SUNSET VIEWS\*\*\*10TH FLOOR WEST  
CORNER\*\*\* LUXURY GULF FRONT CONDO  
4 BEDROOM 4 BATH \*\*\*\* RARE  
OPPORTUNITY ON THE 10TH FLOOR IN  
THE COVETED 50 STACK OF GRAND  
VILLAS \*\*\* PRIVATE NON-RENTAL  
BUILDING\*\*\*STUNNING PANORAMIC  
VIEWS\*\*\*EXPANSIVE BALCONY WITH  
BUILT- IN GAS GRILL \*\*\* FULLY  
FURNISHED\*\*\*RARELY DO THESE  
EXQUISITE HIGHLY COVETED, PRIVATE,  
GRAND VILLAS RESIDENCES COME ON  
THE MARKET. CALL ME TO SCHEDULE  
YOUR PRIVATE SHOWING !) THE GRAND  
VILLAS BUILDING IS TRULY QUALITY AT  
IT'S FINEST! GRAND VILLAS IS RENTAL  
RESTRICTED PROVIDING PRIVACY AND  
SECURITY WITH A SEPARATE SECURITY  
GATE, PARKING AND PRIVATE AMENITIES  
INCLUDING A PRIVATE GULFFRONT POOL  
AND SPA SURROUNDED BY EXPANSIVE  
DECKS WITH AN ENTERTAINMENT AREA  
WITH A WET BAR, FRIG AND ICE MAKER  
AND A BEAUTIFUL WALKWAY LEADS  
DIRECTLY TO THE PRIVATE DEEDED  
BEACH WITH CHAIR AND UMBRELLA  
SERVICE.

THIS RENTAL-RESTRICTED COMMUNITY  
INCLUDES PRIVATE SECURITY AND A  
FITNESS CENTER. THERE IS ALSO A  
GRAND VILLAS COMMUNITY ROOM AND  
LAKESIDE FIREPIT AVAILABLE FOR YOUR  
SOCIAL EVENTS. NEVER WORRY ABOUT



PARKING YOU WILL ENJOY THE PRIVATE COVERED PARKING FOR GRAND VILLAS RESIDENTS ONLY.

THE SPECTACULAR GULF VIEWS ACROSS THE ENTIRE BACK OF THIS 10TH FLOOR CONDO. WELCOME YOU TO THIS LOVELY CONDO. STEP OUT THE DOUBLE SLIDING GLASS DOORS TO THE EXPANSIVE BALCONY WITH YOUR OWN COOKING SPACE INCLUDING A BUILT- IN GAS GRILL, BREAKFAST BAR CONVENIENTLY ACCESSIBLE BY THE KITCHEN WINDOW THAT SLIDES OPEN LIKE A BALCONY DOOR, MAKING IT EASY TO PASS FOOD AND COOKWARE BACK AND FORTH. THE DOUBLE OVEN , GAS COOK TOP AND DISHWASHER ARE ALL NEW NEVER USED!

THE LOCATED IN THE FABULOUS HIDDEN DUNES BEACH AND TENNIS RESORT. HIDDEN DUNES IS KNOWN FOR THE VIEWS... THE RESORT IS FLANKED ON BOTH SIDES BY SINGLE FAMILY HOMES. THERE ARE NO TOWERS TO OBSTRUCT YOUR VIEW ALLOWING FOR INCREDIBLE VIEWS FROM YOUR LIVING ROOM, KITCHEN, AND MASTER SUITE AND BALCONY. YOU WILL SEE THE SUN RISE, THE DOLPHINS PLAYING, THE SUN SETTING, AND THE SEASONAL FIREWORKS SHOW ALL FROM YOUR LARGE PRIVATE BALCONY. THE LOCATION IN THE BUILDING IS IDEALLY SITUATED ON THE 10TH FLOOR IN THE VERY DESIRABLE 50 STACK WHICH IS THE WESTERN CORNER OF THE BUILDING ENSURING FOREVER VIEWS OF THE GULF AND SUNSETS.

THE MAIN LIVING AREAS ALL HAVE BEAUTIFUL TILE FLOORS.

THE LIVING, DINING & KITCHEN AREA FLOW SEAMLESSLY TOGETHER. THE KITCHEN HAS , BEAUTIFUL GRANITE COUNTERTOPS. . THE CONDO WILL

CONVEY FULLY FURNISHED BEAUTIFULLY  
DESIGNED AND FURNISHED BY THE  
ACCOMPLISHED DESIGNER SANDRA  
CLEMENTS of CLEMENTS ANTIQUES &  
INTERIORS.

THE SPLIT FLOOR PLAN IS PERFECT FOR  
PRIVACY WITH THE MASTER SUITE OFF  
THE MAIN LIVING AREA. YOU WILL WAKE  
EACH MORNING IN THE MASTER SUITE  
THAT BOASTS A WALL OF WINDOWS TO  
FRAME THE DRAMATIC VIEW OF THE  
GULF OF MEXICO. CLOSETS GALORE YOU  
HAVE ONE SPACIOUS WALK-IN CLOSET,  
ANOTHER DOUBLE CLOSET AND A LINEN  
CLOSET. THE UPDATED EN-SUITE HAS A  
RELAXING TUB, WALKIN SHOWER,  
GRANITE COUNTERTOPS AND DOUBLE  
VANITIES. ACROSS THE LIVING AREA  
THERE ARE 3 GUEST BEDROOMS ALL  
WITH AN EN-SUITE BATH. YOU WILL ALSO  
ENJOY A SEPARATE LAUNDRY ROOM,  
AND A SPACIOUS CLOSET IS JUST  
OUTSIDE YOUR FRONT DOOR FOR  
ADDITIONAL STORAGE.

HIDDEN DUNES IS A LOW DENSITY,  
GATED, BEACH FRONT RESORT  
CONSISTING OF 27 MANICURED ACRES  
WITH AN ABUNDANCE OF MANICURED  
MATURE NATURAL VEGETATION,  
WALKING PATHS, LIGHTED FOUNTAINS  
AND POOLS. THIS BEACHFRONT  
DEVELOPMENT OFFERS A  
PROFESSIONAL TENNIS ACILITY WITH 6  
RUBICO COURTS AND A PRO-SHOP, IN  
SEASON TRAM SERVICE, LIGHTED  
BASKETBALL COURT AND PICKLE BALL  
COURT, HORSESHOE PITS, 4 POOLS, 3  
HOT TUBS, BB GRILLS, WORKOUT  
FACILITY, AND 24 HOUR SECURITY.  
HIDDEN DUNES OFFERS A PRIVATE  
BEACH WITH SEASONAL BEACH SERVICE.  
CALL ME TO MAKE YOUR LIFETIME  
MEMORIES WITH YOUR FAMILY AND

FRIENDS ON THE QUIET SUGAR SAND  
BEACHES OF GRAND VILLAS AT HIDDEN  
DUNES. BUYER TO VERIFY ALL  
INFORMATION.

Built in 1995

### Essential Information

MLS® #	905926
Sold Price	\$2,025,000
List Price	\$2,300,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	2,435
Acres	0.00
Year Built	1995
Type	Condominium
Sub-Type	Condominium
Style	N/A
Status	Sold

### Community Information

Address	1050 Grand Villas Drive 1050
Area	15 - Miramar/Sandestin Resort
Subdivision	HIDDEN DUNES GRAND VILLAS
City	Miramar Beach
County	Walton
State	FL
Zip Code	32550

### Amenities

Amenities	BBQ Pit/Grill, Beach, Community Room, Deed Access, Dumpster, Exercise Room, Fishing, Gated Community, No Rental, No Short Term Rental, Pavillion/Gazebo, Picnic Area, Playground, Pool, TV Cable, Tennis, Waterfront, Whirlpool, Pets Allowed, Pickle Ball
Utilities	Electric, Gas - Natural, Public Sewer, Public Water, TV Cable, Underground
Parking	Garage

Is Waterfront	Yes
Waterfront	Gulf, Unit Waterfront
Has Pool	Yes
Pool	Community, Private

### Interior

Interior Features	Floor Tile, Furnished - All, Owner's Closet, Pantry, Washer/Dryer Hookup, Window Treatment All
Appliances	Dishwasher, Disposal, Dryer, Fire Alarm/Sprinkler, Microwave, Refrigerator W/IceMk, Stove/Oven Gas, Washer
Heating	Heat Cntrl Electric
Cooling	AC - Central Elect, Ceiling Fans

### Exterior

Exterior	Roof Metal
Exterior Features	Balcony, Deck Covered, Hot Tub, Hurricane Shutters, Patio Open
Windows	Tinted Windows
Roof	Roof Metal

### School Information

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

### Additional Information

Days on Website	628
HOA Fees	7205.00
HOA Fees Freq.	Quarterly

### Listing Details

Listing Office	Wooley Luxury Properties LLC
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