

# \$545,000 - 122 Seascape Drive Unit 1407, Miramar Beach

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MLS® #1001209

**\$545,000**

2 Bedroom, 2.00 Bathroom, 1,175 sqft  
Condominium

ARIEL DUNES II, Miramar Beach, FL

Welcome to an exceptional coastal retreat in Miramar Beach, where refined comfort meets breathtaking natural beauty. This fully furnished, turnkey 2-bedroom, 2-bath condo spans 1,175 square feet inside and offers an effortless blend of sophistication and relaxed Gulf-front living.

From your private, oversized balcony, indulge in sweeping panoramic views of the emerald Gulf waters, sugar-white sand beaches, and tranquil lake--an extraordinary setting for both sunrise serenity and unforgettable sunsets. Inside, the home is bathed in natural light, showcasing a bright, coastal-inspired design with upgraded wood flooring and thoughtfully curated furnishings throughout.

The kitchen is both stylish and functional, featuring stainless steel appliances (2021), elegant quartz countertops, and modern finishes. Each bedroom serves as a private sanctuary with its own en-suite bath, fully remodeled with spacious walk-in showers. The primary suite offers direct balcony access, creating a seamless indoor-outdoor living experience.

Recent enhancements include a newer HVAC system, water heater, updated lighting, and fresh interior paint--ensuring both comfort and peace of mind. A full-size washer and dryer



add everyday convenience.

Set within an exclusive 300-acre resort community, residents enjoy access to over 2,000 feet of private beach, multiple pools, tennis courts, lush landscaped grounds, serene lakes, and a championship golf course--delivering a truly elevated coastal lifestyle.

Lovingly maintained as a full-time residence by its current owners, this property presents in exceptional condition and stands apart from typical investment units. While previously utilized as a rental, it has been meticulously cared for in recent years and is offered fully furnished for immediate enjoyment or income potential.

This is more than a condo--it's a lifestyle of luxury, tranquility, and effortless elegance along the Emerald Coast.

Built in 2007

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | 1001209     |
| Sold Price     | \$545,000   |
| List Price     | \$559,000   |
| Bedrooms       | 2           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,175       |
| Year Built     | 2007        |
| Type           | Condominium |
| Sub-Type       | Condominium |
| Style          | N/A         |
| Status         | Sold        |

**Community Information**

|         |                              |
|---------|------------------------------|
| Address | 122 Seascape Drive Unit 1407 |
|---------|------------------------------|

|             |                               |
|-------------|-------------------------------|
| Area        | 15 - Miramar/Sandestin Resort |
| Subdivision | ARIEL DUNES II                |
| City        | Miramar Beach                 |
| County      | Walton                        |
| State       | FL                            |
| Zip Code    | 32550                         |

### Amenities

|           |                                                                 |
|-----------|-----------------------------------------------------------------|
| Utilities | Community Water, Electric, Public Sewer, Public Water, TV Cable |
| View      | Gulf, Lake                                                      |

### Interior

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Interior Features | Crown Molding, Vaulted Ceiling(s), Newly Painted, Owner's Closet, Pantry, Washer/Dryer Hookup, Woodwork Painted |
| Appliances        | Dishwasher, Disposal, Dryer, Freezer, Microwave, Refrigerator, Washer, Electric Water Heater                    |
| Heating           | Heat Pump                                                                                                       |
| Cooling           | Central Air, Ceiling Fan(s)                                                                                     |

### Exterior

|                   |                                                       |
|-------------------|-------------------------------------------------------|
| Exterior Features | Balcony                                               |
| Windows           | Solar Screens, Plantation Shutters, Window Treatments |
| Construction      | Concrete                                              |

### School Information

|            |               |
|------------|---------------|
| Elementary | Van R Butler  |
| Middle     | Emerald Coast |
| High       | South Walton  |

### Additional Information

|                 |     |
|-----------------|-----|
| Days on Website | 145 |
|-----------------|-----|

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Coldwell Banker Realty |
|----------------|------------------------|

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