

\$1,150,000 - 1272 Scenic Gulf Drive 904, Miramar Beach

MLS® #985817

\$1,150,000

3 Bedroom, 3.00 Bathroom, 2,675 sqft
Condominium

EMPRESS (THE), Miramar Beach, FL

Discover a rare opportunity to own a piece of paradise in Miramar Beach's Empress, an exclusive, gated community renowned for its privacy and breathtaking vistas. This 9th-floor corner residence offers an unparalleled coastal lifestyle with 180-degree, unobstructed views of the Gulf of Mexico, Lake Stewart, and the Choctawhatchee Bay from every single room.

Step inside and experience a thoughtfully designed open floorplan, accentuated by 10-foot ceilings and updated Luxury Vinyl Plank flooring throughout. The residence features two distinct living areas, providing ample space for relaxation and entertaining. The primary living room is a serene retreat with a cozy fireplace, a well-appointed wet bar complete with a standalone ice maker, and direct access to the expansive balcony overlooking the emerald waters. The second living area offers a tranquil alternative, presenting serene views of Lake Stewart and the community pool.

The heart of this home is the magnificent 50-foot wraparound terrace, seamlessly blending indoor and outdoor living. This incredible space is accessible from the main living area and both Gulf-side bedroom suites, perfect for savoring morning coffee or witnessing spectacular sunsets that stretch from Destin to Panama City. The master suite is a private sanctuary, featuring direct balcony access and large windows that frame the



stunning Gulf views. The ensuite master bathroom is designed for ultimate relaxation with a Whirlpool tub, a separate walk-in shower, and a spacious double vanity. The first guest bedroom functions as a second master suite, offering private access to the beachfront balcony and its own ensuite bathroom. The third bedroom provides beautiful lake and pool views and is conveniently located next to the third full bathroom.

Life at The Empress is defined by an atmosphere of privacy and convenience. As a boutique condominium of only 44 residences, it maintains a serene, residential ambiance with a unique policy permitting only 14 units to be on a short-term rental program at any given time, making it a peaceful haven for full-time residents and second homeowners. The community is gated, with residents arriving via semi-private elevators that open to a foyer shared with just one other neighbor, ensuring a quiet welcome home. Exclusive amenities include a pristine pool and hot tub overlooking the serene lake, a private fitness room, and the assurance of a full-time maintenance and security staff dedicated to the community's well-being.

Beyond the daily luxuries, ownership at The Empress includes valuable perks designed for a seamless lifestyle. Each residence is assigned a large, climate-controlled storage space, and the building is equipped with modern infrastructure, including a HALO whole-building water system and fiber optics. Most importantly, you can invest with confidence, as The Empress has successfully completed its Structural Integrity Reserve Study and passed its Milestone Inspection, with no pending special assessments on the horizon.

The building's prime location on Scenic Gulf Drive places you directly across from 2,000 feet of deeded, sugar-white sand beaches, putting the Gulf of Mexico at your doorstep. While offering a tranquil retreat, you are also just moments away from the vibrant energy of Miramar Beach and Destin, with their renowned collection of world-class dining, boutique shopping, and coastal entertainment.

This is more than a condominium; it is a lifestyle defined by luxury, privacy, and the endless beauty of the Emerald Coast. There is simply no substitute for seeing it in person.

Built in 1998

Essential Information

MLS® #	985817
Sold Price	\$1,150,000
List Price	\$1,375,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,675
Year Built	1998
Type	Condominium
Sub-Type	Condominium
Style	N/A
Status	Sold

Community Information

Address	1272 Scenic Gulf Drive 904
Area	15 - Miramar/Sandestin Resort
Subdivision	EMPRESS (THE)
City	Miramar Beach
County	Walton
State	FL
Zip Code	32550

Amenities

Utilities	Gas - Natural, Public Sewer, Public Water, TV Cable
View	Bay, Gulf, Lake
Is Waterfront	Yes
Waterfront	Gulf, Lake Front

Interior

Interior Features	Breakfast Bar, Vaulted Ceiling(s), Owner's Closet, Pantry, Split Bedroom, Wet Bar, Elevator
Appliances	Cooktop, Dishwasher, Disposal, Dryer, Freezer, Microwave, Refrigerator, Washer, Electric Water Heater
Heating	Gas - Natural
Cooling	Central Air, Ceiling Fan(s)
Fireplace	Yes
Fireplaces	Fireplace Gas

Exterior

Exterior Features	Balcony
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School Information

Elementary	Destin
Middle	Destin
High	Destin

Additional Information

Days on Website	360
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Listing Details

Listing Office	Real Broker LLC
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