

\$1,625,000 - 1272 Scenic Gulf Drive Unit 804, Miramar Beach

MLS® #981330

\$1,625,000

3 Bedroom, 3.00 Bathroom, 2,675 sqft
Condominium

EMPRESS (THE), Miramar Beach, FL

Discover paradise in this awe-inspiring 8th-floor corner unit, offering breathtaking 180-degree unobstructed beach panoramas and mesmerizing sunsets stretching from Destin to Panama City. From your expansive 50-foot balcony, indulge in the luxury of coastal living within an exclusive gated enclave. This sophisticated condominium exudes elegance with its polished travertine floors, exquisitely remodeled bathrooms, and a gourmet kitchen featuring high-end Dura Supreme ceiling-height cabinets, luxurious granite countertops, and sleek stainless steel appliances. Enjoy a unique and open floorplan designed to captivate with endless water views from every room. With soaring 10-foot ceilings and dual living areas, this home promises opulence with two master suites, each providing Gulf views, balcony access, a spacious walk-in closet in one, and in the primary master 3 walk-in closets and a relaxing steam shower.

An additional en-suite guest bedroom offers sweeping Bay views, while a second expansive north-facing terrace dazzles with pool, lake, and bay vistas perfect for al fresco dining. Adding to its allure are tasteful plantation shutters, a real gas fireplace, and the convenience of a full laundry room.

Furthermore, this condominium includes a highly-coveted, deed-assigned garage space. Truly, this property lives like a "Home on the



Beach," offering a unique blend of luxury and lifestyle in an unparalleled coastal setting. The Empress is a boutique, luxury gated community consisting of only 44 units located directly across from 2,000 feet of sugar white beaches and although 14 of the units are allowed to be vacation rentals, for most owners The Empress is a full time residence or second home. Other features that make The Empress so desirable are the semi private elevators that open into a foyer shared by only you and 1 neighbor, large climate controlled storage for each owner, a more private pool and hot tub overlooking the lake and fitness room, HALO water system, fiber optics cable, full time maintenance staff, security, and the famous Whales Tail beachfront restaurant within a block for food and beverages on the beach. Walk out the door to the beach or pool, relax on one of your balconies, or experience the great entertainment, shopping and restaurants all within a short distance. Now is the time to make your dream of living at the beach a reality. (The Empress has completed the Structural Integrity Reserve Study and passed the Milestone Inspection with flying colors with no special assessments pending!) A list of lenders that have experience in The Empress and good rates available upon request.

Built in 1998

Essential Information

MLS® #	981330
Sold Price	\$1,625,000
List Price	\$1,695,000
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 Unit 804
Area	15 - Miramar/Sandestin Resort
Subdivision	EMPRESS (THE)
City	Miramar Beach
County	Walton
State	FL
Zip Code	32550

Amenities

Utilities	Electric, Gas - Natural, Public Sewer, Public Water, TV Cable
Parking	Deeded, Garage
# of Garages	1
View	Bay, Gulf, Lake
Is Waterfront	Yes
Waterfront	Gulf

Interior

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

Exterior

Exterior Features	Outdoor Grill, Balcony, Hurricane Shutters
Windows	Plantation Shutters, Window Treatments
Construction	Block, Concrete, Stucco

School Information

Elementary	Destin
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Middle	Destin
High	Destin

Additional Information

Days on Website	424
HOA Fees	5760
HOA Fees Freq.	Quarterly

Listing Details

Listing Office	Compass
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