

\$1,270,000 - 1613 Scenic Gulf Drive Unit 1, Miramar Beach

MLS® #996014

\$1,270,000

3 Bedroom, 4.00 Bathroom, 1,675 sqft
Townhouse on 0.08 Acres

SEA MIST T/H, Miramar Beach, FL

Rarely does an opportunity like this come along in Miramar Beach--an exclusive Gulf-front retreat with only six owners and private, deeded beach ownership extending all the way to the waterline. Enjoy direct beach access and sweeping Gulf views from this beautifully updated three-story vacation home offering nearly 1,700 square feet of thoughtfully designed living space. With four spacious decks overlooking the emerald waters, this residence features three large bedroom suites, three and a half baths, and room for everyone to relax in comfort.

Professionally decorated in soothing coastal tones, the home is being sold fully furnished with high-end rental furnishings and premium appliances--making it truly turnkey for personal enjoyment or investment potential.

Private. Gulf-front. Turnkey. The first level includes a fun-filled game room with a ping pong table, adjoining a private third bedroom suite and opening to a generous deck. The main living level is ideal for gathering, featuring an open-concept living and dining area, a covered Gulf-front deck with grill, and private steps leading directly to the sand. Upstairs, two additional bedroom suites provide peaceful retreats, each with access to yet another deck showcasing panoramic Gulf views. With no elevators and no crowds, you can step straight from your back door onto your own quiet stretch of beach--even during



peak season. The nearest public access is far enough away to maintain privacy and tranquility. Additional conveniences include front-door parking for two vehicles and an attached one-car garage.

Perfectly positioned along the scenic 6.5-mile stretch of Scenic Gulf Drive--golf cart friendly and lined with bike and walking paths--you're minutes from waterfront dining, live music, and coastal boutiques. Enjoy world-class shopping and entertainment at Silver Sands Premium Outlets, Sandestin Golf and Beach Resort, and Destin Commons, offering designer shopping, outdoor concerts, fishing, golf, tennis, and family-friendly activities.

An exceptional coastal investment and an even better place to call your own. Property sold AS-IS

Built in 1984

Essential Information

MLS® #	996014
Sold Price	\$1,270,000
List Price	\$1,429,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,675
Acres	0.08
Year Built	1984
Type	Townhouse
Sub-Type	Townhouse
Style	Townhome
Status	Sold

Community Information

Address	1613 Scenic Gulf Drive Unit 1
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Area	15 - Miramar/Sandestin Resort
Subdivision	SEA MIST T/H
City	Miramar Beach
County	Walton
State	FL
Zip Code	32550

Amenities

Utilities	Electric, Public Sewer, Public Water, TV Cable
Parking	Garage Door Opener, Guest
# of Garages	1
View	Gulf
Is Waterfront	Yes
Waterfront	Gulf, Waterfront

Interior

Interior Features	Breakfast Bar, In-Law Floorplan, Newly Painted, Owner's Closet, Pantry, Split Bedroom, Washer/Dryer Hookup, Woodwork Painted
Appliances	Dishwasher, Disposal, Dryer, Microwave, Washer, Electric Water Heater
Heating	Central
Cooling	Central Air, Ceiling Fan(s)
# of Stories	3

Exterior

Exterior Features	Outdoor Grill, Outdoor Shower
Lot Description	Within 1/2 Mile to Water
Windows	Window Treatments
Roof	Metal
Construction	Wood Siding, Trim Wood
Foundation	Foundation On Piling

School Information

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	204
Zoning	Resid Multi-Family

Listing Details

Listing Office Newman Dailey Resort Properties

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