

\$2,300,000 - 219 Scenic Gulf Drive 1040, Miramar Beach

MLS® #995240

\$2,300,000

3 Bedroom, 3.00 Bathroom, 2,320 sqft
Condominium

GRAND DUNES, Miramar Beach, FL

From the moment you arrive, this spacious three bedroom, three bath gulf front villa at Grand Dunes offers a rare opportunity to create your own vision of refined coastal living. Located on the tenth floor, the villa enjoys sweeping, uninterrupted views of the emerald waters and sugar white sands that define the Miramar Beach shoreline. With 2,320 square feet of thoughtfully designed living space, every room is positioned to take full advantage of the breathtaking Gulf views, including all three bedrooms. The villa is offered furnished, with select artwork and personal pieces excluded, and welcomes you through a private entry foyer into light filled interiors framed by expansive views. Generous 9.5 foot ceilings and tall interior doors enhance the open feel, while a blend of polished travertine and hardwood flooring provides a timeless foundation. The living area features a natural gas fireplace with a limestone surround and integrated surround sound, creating a comfortable space for gathering and relaxation.

The kitchen is well appointed with granite countertops and bar, custom cabinetry, and a premium stainless steel appliance package. Highlights include a double oven, 5 burner natural gas cooktop, wine cooler, "Scotsman" crushed ice maker, and an oversized pantry with roll out shelving, offering both function and flexibility for personalization.



The gulf front primary suite and guest spaces provide privacy and direct water views, while the baths feature seamless glass showers and quality finishes. A custom dry bar in the gulf front guest room or office adds versatility to the floor plan.

Additionally, the HVAC system was replaced in 2023 and the hot water heater in 2019, providing improved comfort, efficiency, and lasting peace of mind.

Step outside to the expansive gulf front balcony, offering more than 350 square feet of outdoor living space. With ample room for seating, ceiling fans, a built-in natural gas grill, and hurricane shutters for peace of mind, this balcony is the perfect place to enjoy sunsets, sea breezes, and the calming sound of the waves.

Grand Dunes boasts exceptional amenities: ultra-quiet interiors, semi-private elevators, 24-hour security, gated entry, lush landscaping, two levels of gated underground parking, a private heated pool, an Owner's Lounge with Fitness Room, guest suites, 200' of deeded beach, a Gulf-front lagoon-style pool with a sparkling waterfall, and premium beach service.

Grand Dunes is the "Emerald Coast's Most Desired Rental Restricted Beachfront Development"

Call us today to set up your private viewing of this beautiful Villa today!

Built in 2007

Essential Information

MLS® #	995240
Sold Price	\$2,300,000

List Price	\$2,495,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,320
Year Built	2007
Type	Condominium
Sub-Type	Condominium
Style	N/A
Status	Sold

Community Information

Address	219 Scenic Gulf Drive 1040
Area	15 - Miramar/Sandestin Resort
Subdivision	GRAND DUNES
City	Miramar Beach
County	Walton
State	FL
Zip Code	32550

Amenities

Utilities	Electric, Gas - Natural, Phone, Public Sewer, Public Water, TV Cable, Underground
Parking	Garage Door Opener, Guest, Garage, Covered
# of Garages	2
View	Bay, Gulf
Is Waterfront	Yes
Waterfront	Gulf
Has Pool	Yes
Pool	Heated, In Ground

Interior

Interior Features	Breakfast Bar, Crown Molding, Vaulted Ceiling(s), Tray Ceiling(s), Kitchen Island, Recessed Lighting, Pantry, Split Bedroom, Upgraded Media Wing, Wallpaper, Washer/Dryer Hookup
Appliances	Cooktop, Dishwasher, Disposal, Dryer, Microwave, Double Oven, Washer, Electric Water Heater
Heating	Heat Pump, Central, Heat High Efficiency, Gas - Natural
Cooling	Central Air, Ceiling Fan(s)

Fireplace	Yes
Fireplaces	Fireplace Gas

Exterior

Exterior Features	Outdoor Grill, Balcony, Columns, Hot Tub, Hurricane Shutters, Pavillion/Gazebo, Outdoor Shower, Sprinkler System, Tennis Court(s)
Windows	Double Pane Windows, Storm Window(s), Tinted Windows, Plantation Shutters, Window Treatments
Construction	Concrete, Stucco, Steel Frame
Foundation	Foundation On Piling

School Information

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	232
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Listing Details

Listing Office	Grand Resorts Inc
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