

\$3,150,000 - 219 Scenic Gulf Drive 1120, Miramar Beach

MLS® #982146

\$3,150,000

4 Bedroom, 4.00 Bathroom, 2,720 sqft
Condominium

GRAND DUNES - SOUTH TOWER, Miramar
Beach, FL

This Villa in Grand Dunes South Tower is perfectly located on the 11th floor, giving it gorgeous, unobstructed views of the emerald green waters of the Gulf of Mexico and the sugar white sands of South Walton.

Experience the ultimate beachfront lifestyle in this gorgeous, rental restricted 4 bedroom, 4 bathroom Villa in the heart of Miramar Beach. This stunning Villa offers 2,720 sq. ft. of living space. What makes this unit unique is that all 4 bedrooms have beautiful views of the Gulf and two of the guest bedrooms offer views of the Gulf and the Bay! From the moment you step into the unit from your Private Elevator Foyer, you will immediately notice the detail and time that the Sellers have taken to upgrade and bring this gorgeous Villa to life.

Features of this unit include: Anise LVP flooring throughout the entire villa and travertine stone flooring in the baths, "Calcatta Laza" Quartz countertops in the kitchen and guest baths with custom sinks, a "premium" stainless steel appliance package which includes a "Kitchenaid" 5 burner natural gas cooktop, double ovens, stainless steel deep kitchen sink, cabinetry with crystal "RH" hardware with soft-close drawers, upgraded light fixtures throughout including a "RH" 60" Boule De Cristal Clear Glass Round Chandelier, flush mount speakers in the living area, 9.5 ceilings with crown molding, "super quiet" interior pre-wired for the latest security



and audio/visual for home entertainment, 8' solid wood interior doors leading to the Primary bedroom, a natural gas fireplace with custom Seychelles accent tile and Solar shades in the living area, Primary and Gulf Front Guest with remote controls. The Primary bedroom features tray and coffered ceilings adorned with a "RH" Halo Chandelier, a Gulf-front sitting area, and his-and-hers walk-in closets with real wood shelving. The Primary bath offers a separate dual head shower, jetted tub with travertine surround, separate water closet and custom cabinetry.

Step out onto the expansive 11-foot deep Gulf front balcony, where you can begin your day with coffee and stunning water views or unwind with a glass of wine as the sun sets over the horizon 365 days a year. The large Gulf front balcony of this Villa has over 350 sq.ft of space, along with a built-in natural gas grill and all protected by "Hurricane Shutters."

Grand Dunes offers: 24 hour security, gated entry, lush landscaping, 2 levels of gated underground parking for Owners, semi-private elevators leading into the private foyer of your Villa, private heated pools and hot tubs, Owner's Lounge with Fitness Room, Over-Flow Suites for owners and their guests, 200' of deeded beach, Lagoon Style Gulf Front pool and beach service.

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

Call us today to schedule your private viewing of this gorgeous Villa!

Built in 2007

Essential Information

MLS® #	982146
Sold Price	\$3,150,000
List Price	\$3,349,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	2,720
Year Built	2007
Type	Condominium
Sub-Type	Condominium
Style	N/A
Status	Sold

Community Information

Address	219 Scenic Gulf Drive 1120
Area	15 - Miramar/Sandestin Resort
Subdivision	GRAND DUNES - SOUTH TOWER
City	Miramar Beach
County	Walton
State	FL
Zip Code	32550

Amenities

Amenities	Beach, Community Room, Deed Access, Dumpster, Elevators, Exercise Room, Fishing, Gated Community, Minimum Rental Prd, Short Term Rental - Not Allowed, Pavillion/Gazebo, Pool, Separate Storage, TV Cable, Tennis, Waterfront, Whirlpool, Pets Allowed, Pickle Ball
Utilities	Electric, Gas - Natural, Phone, Public Sewer, Public Water, TV Cable, Underground
Parking	Garage Door Opener, Garage, Covered
# of Garages	2
View	Bay, Gulf
Is Waterfront	Yes
Waterfront	Gulf, Waterfront
Has Pool	Yes
Pool	Heated, In Ground

Interior

Interior Features	Breakfast Bar, Crown Molding, Vaulted Ceiling(s), Tray Ceiling(s),
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	Kitchen Island, Recessed Lighting, Pantry, Split Bedroom, Upgraded Media Wing, Washer/Dryer Hookup
Appliances	Cooktop, Dishwasher, Disposal, Dryer, Microwave, Range Hood, Refrigerator, Washer, Electric Water Heater
Heating	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, Window Treatments
Construction	Concrete, Stucco, Steel Frame

School Information

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	410
HOA Fees	6010.28
HOA Fees Freq.	Quarterly

Listing Details

Listing Office	Grand Resorts Inc
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