

\$3,250,000 - 219 Scenic Gulf Drive #1620, Miramar Beach

MLS® #1000365

\$3,250,000

4 Bedroom, 4.00 Bathroom, 2,720 sqft
Condominium

GRAND DUNES - SOUTH TOWER, Miramar
Beach, FL

Perched on the 16th floor of Grand Dunes South Tower, this exceptional Gulf front Villa offers an elevated take on coastal luxury. With 4 bedrooms, 4 bathrooms, and 2,720 square feet of beautifully curated living space, the residence pairs refined design with sweeping views of the Gulf and South Walton's iconic white sand shoreline. A semi private elevator opens to your private foyer, setting the stage for the sense of exclusivity and quiet sophistication found throughout. Inside, floor-to-ceiling glass fills the main living spaces with natural light and frames the water beyond like living artwork. The interiors strike a balance between modern elegance and relaxed coastal comfort, with wide plank flooring, tailored finishes, and a seamless open layout designed for both everyday living and effortless entertaining. At the center of the home, the kitchen is a true statement piece, featuring quartz surfaces, custom cabinetry, a dramatic waterfall island, and a premium Thermador appliance suite, all thoughtfully selected to be as functional as they are beautiful. The primary suite is a private retreat, positioned to capture tranquil Gulf views and designed with a sense of comfort and calm. A spacious sitting area, dual walk-in closets, and a spa-inspired bath with floating vanities, a soaking tub, and a generous multi-head shower create a setting that feels



both indulgent and serene. Each guest bedroom and bath is equally well appointed, while added details like a well-equipped laundry room, recessed lighting, tall ceilings, and home automation enhance the overall living experience. Just beyond the main living area, an expansive Gulf front balcony extends the home outdoors, offering 385 square feet of beautifully appointed space for lounging, dining, and taking in the view. A built-in natural gas grill and hurricane shutters add both convenience and peace of mind.

This community is widely regarded as one of the Emerald Coast's most exclusive rental-restricted beachfront communities, offering a rare blend of privacy, security, and resort-style amenities. Residents enjoy gated entry, 24-hour security, deeded beach access, a private heated pool, a lagoon-style Gulf front pool, an owner's lounge, fitness room, guest overflow suites, lush landscaping, and gated underground parking. Grand Dunes offers effortless access to the best of South Walton, from acclaimed dining and upscale shopping to golf, entertainment, and the lifestyle experiences that make this area so sought after. Here, beachfront privacy and refined coastal living come together in a location that is both vibrant and exceptionally convenient.

Built in 2007

Essential Information

MLS® #	1000365
Sold Price	\$3,250,000
List Price	\$3,375,000
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 #1620
Area	15 - Miramar/Sandestin Resort
Subdivision	GRAND DUNES - SOUTH TOWER
City	Miramar Beach
County	Walton
State	FL
Zip Code	32550

Amenities

Utilities	Electric, Gas - Natural, Public Sewer, Public Water, TV Cable
Parking	Garage
# of Garages	2
View	Gulf, Pond
Is Waterfront	Yes
Waterfront	Gulf, Waterfront

Interior

Interior Features	Breakfast Bar, Washer/Dryer Hookup, Elevator
Appliances	Dishwasher, Disposal, Dryer, Microwave, Range Hood, Washer
Heating	Gas - Natural
Cooling	Central Air
Fireplace	Yes
Fireplaces	Fireplace Gas

Exterior

Exterior Features	Balcony, Hurricane Shutters, Outdoor Kitchen
Windows	Double Pane Windows, Window Treatments
Roof	Concrete

School Information

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website 157

Listing Details

Listing Office Compass

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