

\$2,475,000 - 219 Scenic Gulf Drive 630, Miramar Beach

MLS® #992871

\$2,475,000

3 Bedroom, 3.00 Bathroom, 2,500 sqft
Condominium

GRAND DUNES - SOUTH TOWER, Miramar
Beach, FL

Welcome to an exceptional 6th floor Villa at Grand Dunes South Tower, offering the elevated perspective of a 7th floor and stunning, unobstructed Gulf views. This luxurious 3 bedroom, 3 bath Villa spans approximately 2,500 square feet and showcases panoramic views of South Walton's iconic sugar white sands and emerald waters. Notably, this Villa offers the largest floor plan available among the three bedroom residences.

A semi-private elevator opens to your own inviting entryway, setting the tone for the elegance found throughout. Offered fully furnished and move-in ready, the residence features timeless Travertine flooring, Light Fantasy Brown granite countertops and bar, soft-close cabinetry in both the kitchen and baths, and an impressive suite of premium stainless steel appliances. The kitchen is thoughtfully designed with a five-burner natural gas cooktop, GE Profile double oven, microwave and dishwasher, a KitchenAid ice maker, and a striking farmhouse style apron front sink.

The open living area is bathed in natural light from expansive floor-to-ceiling windows that frame breathtaking Gulf views. Soaring 9.5 foot ceilings, recessed lighting, and solid wood doors enhance the sense of space and quality throughout the home. The Primary Suite is a peaceful retreat, offering Gulf views, tray and



coffered ceilings, Travertine flooring, refined furnishings, and generous walk-in closets. The spa-inspired Primary Bath features dual vanities with custom granite countertops, beautifully crafted cabinetry, a jetted soaking tub beneath a chandelier, a dual-head shower, and a private water closet.

Additional highlights include a well-appointed laundry room with washer and dryer, a separate storage room with shelving, and a recently replaced HVAC system (2024) for added peace of mind.

Outdoor living is elevated on the expansive Gulf front balcony, measuring approximately 350 square feet with an impressive 11 foot depth. This inviting space includes a built-in natural gas grill, stylish outdoor furnishings, and hurricane shutters ideal for enjoying coastal sunsets and ocean breezes year round.

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® #	992871
Sold Price	\$2,475,000
List Price	\$2,595,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,500
Year Built	2007
Type	Condominium
Sub-Type	Condominium
Style	N/A
Status	Sold

Community Information

Address	219 Scenic Gulf Drive 630
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, Phone, Public Sewer, Public Water, TV Cable, Underground
Parking	Garage Door Opener, 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, Washer/Dryer Hookup
Appliances	Cooktop, Dishwasher, Disposal, Dryer, Microwave, Double Oven, Refrigerator, Washer, Electric Water Heater

Heating	Heat Pump, Gas - Natural
Cooling	Central Air, Ceiling Fan(s)

Exterior

Exterior Features	Outdoor Grill, Balcony, Columns, Hurricane Shutters, Lawn Pump, Pavillion/Gazebo, Sprinkler System, Tennis Court(s)
Windows	Double Pane Windows, Tinted Windows, 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	262
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Listing Details

Listing Office	Grand Resorts Inc
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