

\$2,475,000 - 219 Scenic Gulf Drive Unit 1640, Miramar Beach

MLS® #986167

\$2,475,000

3 Bedroom, 3.00 Bathroom, 2,320 sqft
Condominium

GRAND DUNES - SOUTH TOWER, Miramar
Beach, FL

This stunning 3BR/3BA direct Gulf-front Villa offers 2,320 sq. ft. of beautifully reimagined living space and was fully renovated in 2024-2025. Each bedroom features breathtaking Gulf views, making this an extraordinary coastal retreat. Located on the 16th floor of Grand Dunes, the Villa showcases unobstructed panoramic vistas of the emerald waters and sugar-white sands of South Walton.

****Interior Features:****

- Private entry foyer with soaring 9.5' ceilings and all-new custom finishes
- Wide-plank hardwood and upgraded designer tile flooring throughout
- Fully renovated Chef's kitchen with Marble countertops, custom cabinetry, premium stainless steel appliances—including a natural gas cooktop, built-in range hood, wine cooler, and icemaker - Custom inset lighting and surround sound system integrated throughout the living spaces
- New natural gas fireplace with a contemporary surround
- Reimagined baths with spa-like features, floating vanities, frameless glass showers, and updated designer fixtures
- Oversized laundry room with upgraded storage systems

****Outdoor Living:****

The deep 11' Gulf-front balcony (over 350 sq.



ft.) invites seamless indoor-outdoor living, featuring a built-in natural gas grill, stylish outdoor furnishings, and electronic hurricane shutters for added peace of mind.

****Building Amenities:****

Grand Dunes remains one of the Emerald Coast's most sought-after rental-restricted beachfront developments, offering features such as:

- Semi-private elevators opening directly to your private foyer
- 24/7 security and gated entry
- Two levels of gated underground parking exclusively for owners
- Private heated pool, owner's lounge, and a full fitness center
- Lagoon-style Gulf-front Grand pool with lighted waterfalls and beach service
- 200 feet of deeded private beach access

This fully renovated beachfront villa combines the feel of a brand-new home with the unmatched setting of Grand Dunes. Schedule your private tour today and experience modern Gulf-front living at its finest!

Built in 2007

Essential Information

MLS® #	986167
Sold Price	\$2,475,000
List Price	\$2,595,000
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 Unit 1640
Area	15 - Miramar/Sandestin Resort
Subdivision	GRAND DUNES - SOUTH TOWER
City	Miramar Beach
County	Walton
State	FL
Zip Code	32550

Amenities

Amenities	BBQ Pit/Grill, Beach, Community Room, Deed Access, Dumpster, Elevators, Exercise Room, Game Room, Gated Community, Handicap Provisions, Short Term Rental - Not Allowed, Pavillion/Gazebo, Picnic Area, Pool, TV Cable, Waterfront, Whirlpool, Pets Allowed, Pickle Ball
Utilities	Electric, Gas - Natural, Public Sewer, Public Water, TV Cable, Underground
Parking	Garage Door Opener, Garage
# 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), In-Law Floorplan, Kitchen Island, Recessed Lighting, Newly Painted, Pantry, Split Bedroom, Washer/Dryer Hookup, Wet Bar, Elevator
Appliances	Cooktop, Dishwasher, Disposal, Dryer, Microwave, Double Oven, Range Hood, Washer, Electric Water Heater
Heating	Central, Gas - Natural
Cooling	Central Air, Ceiling Fan(s)
Fireplace	Yes
Fireplaces	Fireplace Gas

Exterior

Exterior Features	Outdoor Grill, Balcony, Columns, Hot Tub, Hurricane Shutters, Lawn Pump, Pavillion/Gazebo, Outdoor Shower, Sprinkler System, Tennis Court(s)
Windows	Double Pane Windows, Tinted Windows, Plantation Shutters, Window Treatments

Roof	Concrete, Flat
Construction	Concrete, Stucco, Steel Frame, System Built
Foundation	Foundation On Piling

School Information

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	354
HOA Fees	5434.55
HOA Fees Freq.	Quarterly

Listing Details

Listing Office	Keller Williams Realty Destin
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