

\$2,500,000 - 221 Scenic Gulf Drive 1740, Miramar Beach

MLS® #919047

\$2,500,000

3 Bedroom, 3.00 Bathroom, 2,333 sqft

Condominium on 0.00 Acres

GRAND DUNES - NORTH TOWER, Miramar Beach, FL

This absolutely gorgeous Villa is located on the 17th floor of Grand Dunes II overlooking the neighboring properties, which gives it the most incredible 180 degree views of the Gulf and sugar white sands of South Walton!! The owners have spent almost a year remodeling this beautiful Villa and it shows! From the moment you step off the semi-private elevator into your private foyer, you will immediately notice that there was no expense spared in this creation. The time and meticulous attention to every detail to create this Modern/Contemporary beauty is obvious! Everything in this unit is top of the line and brand new; from every fixture, to every appliance, every cabinet and every countertop! I promise, you have never seen another Villa like this one! Features of this incredible beauty include; "Oceanview" Luxury Vinyl Plank flooring throughout, "Silestone Eternal Calacatta Gold" polished quartz countertops, featuring a custom contemporary double waterfall island w/ a deep 18-gauge stainless steel "Franke Pescara" sink, "Thermador" appliances featuring a custom paneled double door fridge with 30" refrigerator and 30" freezer with GOLA handless system, 36" gas range with griddle, custom range hood, 30" microwave drawer, "Sapphire Series" built-in dishwasher with LED lighting and "U-Line" 15" Nugget Ice Machine. Other features include: custom cabinetry at it's finest, "American Made, Italian inspired"; this custom kitchen is finished in "Milano Collections Panna" finish



and "White Lucido" high-gloss, featuring "GOLA" handleless system; LED upper and lower cabinet lighting; touch-latch appliance panels and LED stainless steel Toe-Kick lighting. Custom built-in oversized pantry, Built-in coffee bar, automatic blinds in all rooms, "Samsung" 8K TV's; 85" in Living Area, 75" in Master and 65" in Guest bedroom and "Control 4" Home Automation System. Other features include: Floating "Milano Gola" bathroom vanities with an ultra luxe feel with LED strip lighting underneath, personalized linen cabinetry with custom built-in hamper, "TOTO" toilets in all bathrooms, Master bath has "Kohler" shower featuring DTV+, Kohler's most advanced showering system featuring a digital shower interface control panel. Master bath also features a "Seura" TV mirror and smoked glass door into the separate water closet. Laundry room features extra built-in cabinets and a laundry pantry for extra storage. AC features a new "ECOBEE 3" thermostat. Villa also has "Kalco" chandelier with Firenze crystal and matching pendant lights.

There are way too many features and upgrades to list them all, you simply must see this incredible Villa to truly appreciate all that it has to offer!

Grand Dunes offers: "Super Quiet Interiors", 24 hour security, gated entry, lush landscaping, 3 levels of gated underground parking for owners, grand lobby, semi-private elevators leading into your private foyer, private heated pool & hot tub, Owner's Lounge with Gulf front Fitness Room, Over-flow suites for guests, 200' of deeded beach, serene streams, majestic waterfall and a Lagoon Style Gulf front pool area with Hot Tub shared by both buildings 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® #	919047
Sold Price	\$2,500,000
List Price	\$2,595,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,333
Acres	0.00
Year Built	2007
Type	Condominium
Sub-Type	Condominium
Style	N/A
Status	Sold

Community Information

Address	221 Scenic Gulf Drive 1740
Area	15 - Miramar/Sandestin Resort
Subdivision	GRAND DUNES - NORTH TOWER
City	Miramar Beach
County	Walton
State	FL
Zip Code	32550

Amenities

Amenities	Beach, Community Room, Deed Access, Dumpster, Elevators, Exercise Room, Gated Community, Minimum Rental Prd, Pavillion/Gazebo, Pets Allowed, Pickle Ball, Pool, No Short Term Rental, Tennis, TV Cable, Waterfront, Whirlpool
Utilities	Electric, Gas - Natural, Phone, Public Sewer, Public Water, TV Cable, Underground

Parking Spaces	2
Parking	Covered, Garage, Guest
# of Garages	2
Is Waterfront	Yes
Waterfront	Gulf
Has Pool	Yes
Pool	Pool - Heated, Pool - In-Ground, Private

Interior

Interior Features	Breakfast Bar, Ceiling Crwn Molding, Ceiling Raised, Ceiling Tray/Cofferd, Floor Vinyl, Furnished - All, Kitchen Island, Lighting Recessed, Newly Painted, Pantry, Renovated, Shelving, Split Bedroom, Upgraded Media Wing, Washer/Dryer Hookup, Window Treatment All, Woodwork Painted
Appliances	Auto Garage Door Opn, Cooktop, Dishwasher, Disposal, Dryer, Fire Alarm/Sprinkler, Ice Machine, Microwave, Oven Self Cleaning, Range Hood, Refrigerator W/IceMk, Smoke Detector, Stove/Oven Electric, Stove/Oven Gas, Washer, Wine Refrigerator
Heating	Heat Cntrl Electric, Heat High Efficiency, Heat Pump Air To Air
Cooling	AC - Central Elect, AC - High Efficiency, Ceiling Fans

Exterior

Exterior	Concrete, Steel, Stucco
Exterior Features	Balcony, BBQ Pit/Grill, Columns, Deck Covered, Deck Open, Fenced Lot-All, Guest Quarters, Hurricane Shutters, Patio Covered, Patio Open, Pavillion/Gazebo, Pool - Heated, Pool - In-Ground, Shower, Sprinkler System, Tennis Court
Windows	Double Pane Windows, Storm Windows, Tinted Windows
Construction	Steel

School Information

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	414
HOA Fees	4071.27
HOA Fees Freq.	Quarterly

Listing Details

Listing Office

Grand Dunes

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