

# **\$2,200,000 - 221 Scenic Gulf Drive 620, Miramar Beach**

MLS® #922902

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## **\$2,200,000**

4 Bedroom, 4.00 Bathroom, 3,030 sqft

Condominium on 0.00 Acres

GRAND DUNES - NORTH TOWER, Miramar Beach, FL

Experience the ultimate beachfront lifestyle in this exquisite, rental restricted, 4 bedroom, 4 bathroom condo in the heart of Miramar Beach. This stunning condo boasts 3,030 sq. ft of living space with breathtaking views of the Gulf of Mexico and offers unparalleled luxury and comfort. This Villa in Grand Dunes is well maintained and perfectly located on the 6th floor of Grand Dunes II, giving it an 8th floor elevation and the views are fantastic! It will convey unfurnished as it is the seller's primary residence. This villa is the largest Villa in all of Grand Dunes II. As you enter the Villa, you will be greeted by an open-concept living space, which is perfect for entertaining guests. The living area features floor-to-ceiling glass that let in plenty of natural light, and offer panoramic views of the emerald green waters of the Gulf and sugar white sands of South Walton. Features of this villa include: honed sealed and polished travertine flooring in private foyer, living areas, kitchen, hallways and baths, and hardwood floors in the Gulf front guest suite/office. Other features include: Samsung HE washer/dryer, built-in GE water softener, new water heater installed in 2019 and 5 ton, 17 seer HVAC system installed in 2018.

The gourmet kitchen is a chef's dream with high-end stainless steel appliances that include: a "Wolf" natural gas cooktop, Sub-Zero fridge with matching cabinet face, "Kitchenaid" double ovens and dishwasher,



and a double door pull out pantry. The kitchen also features custom granite countertops and bar, custom vented hood, and deep custom farm sink. Additionally, the kitchen offers custom built-in "Thomasville" cherry cabinetry with soft close, and new fixtures throughout.

The living area offers: flush mount LED lighting, manual solar shades, a dry bar and built-in custom cherry cabinetry. Other features are 9.5' ceilings, "super quiet" interiors, pre-wired for latest security and audio/visual for home entertainment, solid wood interior doors, and oversized glass with beautiful views of the Gulf.

The Master Suite is a true oasis that offers: "His & Hers" walk-in closets, trayed and coffered ceilings, and a sitting area. The Master bath offers: dual granite vanities with soft-close drawers, a separate dual head shower, a spa-like jetted soaking tub with travertine surround, and a separate water closet. Step out onto the balcony and absorb the breathtaking views of the Gulf. Sip your morning coffee as you watch the sunrise over the water, or enjoy a glass of wine as you watch the sunset over the horizon. This is an 11' deep Gulf front balcony with over 350 sq. ft of space, a built-in natural gas grill, and all protected by "Hurricane Shutters."

This luxury condo is located in one of the most sought-after communities in Miramar Beach, with world-class amenities such as a fitness center, a heated swimming pool, and a hot tub. The complex also offers direct beach access, so you can easily stroll down to the white sand beaches and emerald green waters of the Gulf.

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® #	922902
Sold Price	\$2,200,000
List Price	\$2,395,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	3,030
Acres	0.00
Year Built	2007
Type	Condominium
Sub-Type	Condominium
Style	N/A
Status	Sold

### **Community Information**

Address	221 Scenic Gulf Drive 620
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, Game Room, Gated Community, Minimum Rental Prd, Pavillion/Gazebo, Pets Allowed, Pickle Ball, Pool, Separate Storage, No Short Term Rental, Tennis, TV Cable, Waterfront
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, Built-In Bookcases, Ceiling Crwn Molding, Ceiling Raised, Ceiling Tray/Cofferd, Floor Hardwood, Floor Tile, Floor WW Carpet, Furnished - None, Kitchen Island, Lighting Recessed, Pantry, Plantation Shutters, Split Bedroom, Upgraded Media Wing, Washer/Dryer Hookup, Window Treatment All
Appliances	Cooktop, Dishwasher, Disposal, Dryer, Fire Alarm/Sprinkler, Ice Machine, Microwave, Oven Double, Oven Self Cleaning, Range Hood, Refrigerator, Smoke Detector, Stove/Oven Electric, Stove/Oven Gas, Washer
Heating	Heat Cntrl Electric, Heat High Efficiency, Heat Pump Air To Air
Cooling	AC - Central Elect, AC - High Efficiency, Ceiling Fans

### **Exterior**

Exterior	Concrete, Foundation On Piling, Steel, Stucco
Exterior Features	Balcony, BBQ Pit/Grill, Columns, Deck Covered, Fenced Lot-All, Hot Tub, Hurricane Shutters, Lawn Pump, Patio Covered, Patio Open, Pavillion/Gazebo, Pool - Heated, Pool - In-Ground, Shower, Sprinkler System, Tennis Court
Windows	Double Pane Windows, Storm Windows, Tinted Windows
Roof	Foundation On Piling
Construction	Steel
Foundation	Foundation On Piling

**School Information**

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

**Additional Information**

Days on Website	378
HOA Fees	5237.69
HOA Fees Freq.	Quarterly

**Listing Details**

Listing Office	Grand Dunes
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