

\$2,000,000 - 221 Scenic Gulf Drive 630, Miramar Beach

MLS® #990054

\$2,000,000

3 Bedroom, 3.00 Bathroom, 2,490 sqft
Condominium

GRAND DUNES - NORTH TOWER, Miramar
Beach, FL

Experience the coastal lifestyle at its finest in this beautiful, rental-restricted 3 bedroom, 3 bathroom villa, perfectly situated in the heart of Miramar Beach. Offering 2,490 square feet of elegant living space with breathtaking views of the Gulf, this villa combines refined style with everyday comfort. Perched on the 6th floor of Grand Dunes II; enjoying the perspective of an 8th-floor elevation; the views are absolutely stunning. The villa conveys fully furnished and turnkey, ready for immediate enjoyment, and represents the largest 3-bedroom floor plan available in Grand Dunes II. The semi-private elevator opens directly into your private foyer, enhanced with motion-sensor lighting and a dazzling Swarovski crystal chandelier. From there, the open concept living area unfolds with floor to ceiling windows that flood the space with natural light and frame uninterrupted views of the emerald waters. Notable design features include soaring 9.5' ceilings, travertine flooring throughout main spaces, ceramic "faux" hardwood in bedrooms, custom variable LED lighting, solid wood interior doors, sound attenuated interiors for quiet comfort, and wiring for audio/visual systems.

One-of-a-kind and truly remarkable, this Kitchen showcases a rare and breathtaking 8.5' CRISTALITA QUARTZITE island and bar; an extraordinary natural stone prized for its translucent crystalline beauty. Under-lit with



integrated LED lighting, the surface radiates a luminous glow, creating a dramatic effect that is simply impossible to capture in photos and must be experienced in person. The CRISTALITA QUARTZITE continues seamlessly into the backsplash, where dramatic backlighting creates a striking and unique effect. Surrounding this centerpiece, the chef's kitchen features top-of-the-line professional-grade stainless steel appliances, including a natural gas 6-burner cooktop. Custom cabinetry with soft-close drawers and pull-down shelving enhances both elegance and functionality, while hand-blown pendant lighting by a regional artisan and a masterfully faux-finished ceiling complete the blend of performance, luxury, and design.

The Gulf-front Primary Suite is a private retreat showcasing tray and coffered ceilings, a relaxing sitting area, dual walk-in closets, and a built-in safe. The Primary Bath offers new dual vanities topped with cascading ALEXANDRITA QUARTZITE waterfall countertops, paired with new sinks and modern hardware for a refined, spa-like feel. A doorless walk-in shower with multiple spray options and a jetted soaking tub surrounded in travertine create the perfect retreat for relaxation. LED mirrors and a sparkling crystal chandelier with retractable fan blades elevate the space with style, while a separate water closet with an ergonomic-height toilet adds both comfort and privacy.

In addition to the Primary Suite, the Gulf-front Guest Suite offers stunning views of the emerald waters, complemented by thermal-tint windows for added ease. Its updated bath features a custom ALEXANDRITA QUARTZITE banjo-style countertop with upgraded sink and fixtures, a contemporary LED mirror, a frameless glass shower with a multi-function showerhead, and an

easy-access toilet.

A second Guest Suite highlights elegant ceramic tile "faux" hardwood flooring, custom closets, and energy-efficient tinted windows for eco-friendly and relaxation. The en suite bath, which also serves as a powder room, offers a versatile multi-function showerhead, a modern LED mirror, and an elevated toilet for ease of use.

A thoughtfully re-designed laundry room adds functionality with motion-sensor lighting, high-efficiency stacked washer/dryer, French-door refrigerator, quartz countertops, custom cabinetry, and a large utility sink. Both the HVAC and water heater have been replaced for peace of mind.

The expansive Gulf-front balcony measuring more than 350 sq ft and an impressive 11 feet deep creates an outdoor living space perfectly tailored for relaxation or entertaining. It features a built-in natural gas Lynx grill, extended granite counter, stainless backsplash, beverage refrigerator, and all protected by "Hurricane" shutters.

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® #	990054
Sold Price	\$2,000,000
List Price	\$2,295,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,490
Year Built	2007
Type	Condominium
Sub-Type	Condominium
Style	N/A
Status	Sold

Community Information

Address	221 Scenic Gulf Drive 630
Area	15 - Miramar/Sandestin Resort
Subdivision	GRAND DUNES - NORTH 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, Guest, Garage, 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, Woodwork Painted
Appliances	Cooktop, Dishwasher, Disposal, Dryer, Microwave, Double Oven, Washer, Electric Water Heater
Heating	Heat Pump, Central, Gas - Natural
Cooling	Central Air, Ceiling Fan(s)

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, Storm Window(s), 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	317
HOA Fees	5960.56
HOA Fees Freq.	Quarterly

Listing Details

Listing Office	Grand Resorts Inc
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Listing information last updated on October 3rd, 2026 at 9:07am CDT