

\$1,850,000 - 221 Scenic Gulf Drive 650, Miramar Beach

MLS® #964693

\$1,850,000

4 Bedroom, 4.00 Bathroom, 2,844 sqft
Condominium

GRAND DUNES - NORTH TOWER, Miramar
Beach, FL

In the center of Miramar Beach, this stunning, rental-restricted condo offers 4 bedrooms, 4 bathrooms, and the perfect seaside lifestyle. With 2,844 square feet of living space and amazing views of the Gulf, this gorgeous condo provides unmatched luxury and comfort. This well-kept Grand Dunes Villa is well situated on the 6th floor of Grand Dunes II, giving it an 8th floor elevation, and it has amazing views! It will convey fully furnished with some exclusions of personal items. Upon entering this breathtaking Villa, you'll be welcomed by a spacious, open-concept living area, ideal for entertaining guests. The living area features floor-to-ceiling windows that flood the space with natural light and offer a panoramic view of the emerald-green waters of the Gulf. This Villa features a private entry lobby, flush mount speakers, 9.5-foot ceilings, travertine flooring throughout the living areas, kitchen, Primary bedroom, Gulf Front bedroom, and bathrooms. Recent upgrades include a new water heater installed in 2021 and an HVAC unit added in 2018, ensuring comfort and reliable performance.

With its luxurious stainless steel appliances, including a 5-burner natural gas cooktop, soft-close drawers, granite countertops and a bar, and custom-painted cabinetry, the gourmet kitchen is a chef's paradise. The Primary Suite includes a sitting room, trayed and coffered ceilings, and "His & Hers" walk-in



closets. The Primary bathroom features a spa-like jetted soaking tub with travertine surround, two granite vanities with soft-close drawers, a separate dual head shower, and a separate water closet.

This expansive 350 square foot Gulf front balcony is 11 feet deep, has a built-in natural gas grill, and is covered by "Hurricane Shutters."

This opulent property has top-notch features including a fitness center, heated pool, and hot tub and is situated in one of Miramar Beach's most sought-after neighborhoods. You can effortlessly stroll down to the white sand beaches and emerald green seas of the Gulf by taking advantage of Grand Dunes' direct beach access.

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® # 964693

Sold Price	\$1,850,000
List Price	\$2,195,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	2,844
Year Built	2007
Type	Condominium
Sub-Type	Condominium
Style	N/A
Status	Sold

Community Information

Address	221 Scenic Gulf Drive 650
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, Short Term Rental - Not Allowed, Pavillion/Gazebo, Pool, Tennis, Waterfront, Pets Allowed, Pickle Ball
Utilities	Community Water, Electric, Gas - Natural, Public Sewer, Public Water
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, Shelving, Split Bedroom, Washer/Dryer Hookup, Elevator
-------------------	--

Appliances	Cooktop, Dishwasher, Disposal, Dryer, Microwave, Range Hood, Refrigerator, Washer, Electric Water Heater
Heating	Central, Heat High Efficiency, Gas - Natural
Cooling	Central Air, Ceiling Fan(s)

Exterior

Exterior Features	Outdoor Grill, Balcony, Columns, Hurricane Shutters, Pavillion/Gazebo, Outdoor Shower, Sprinkler System, Tennis Court(s)
Windows	Double Pane Windows
Construction	Concrete

School Information

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	659
HOA Fees	6393.92
HOA Fees Freq.	Quarterly

Listing Details

Listing Office	Grand Resorts Inc
----------------	-------------------

DISCLAIMER: Information Deemed Reliable but not guaranteed. The information being provided is for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. All listings are provided courtesy of the Emerald Coast Association of Realtors, Copyright 2026, All rights reserved.

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