

# \$350,000 - 2250 Scenic Gulf Drive 105b (23), Miramar Beach

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MLS® #966433

**\$350,000**

1 Bedroom, 1.00 Bathroom, 726 sqft  
Condominium

TRADEWIND CONDOS, Miramar Beach, FL

NEWLY RENOVATED Tradewinds Condo 1 Bedroom, Ground Floor 1 Bath with view of Pool and Beach Access. Great Potential Vacation Rental Income and is fully furnished. Enjoy Coastal Living at its finest! Seller Offering \$5,000 towards Buyer Interest Buy Down or updates at closing with suitable offer.



Built in 1984

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | 966433      |
| Sold Price     | \$350,000   |
| List Price     | \$375,000   |
| Bedrooms       | 1           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 726         |
| Year Built     | 1984        |
| Type           | Condominium |
| Sub-Type       | Condominium |
| Style          | N/A         |
| Status         | Sold        |

## Community Information

|             |                                  |
|-------------|----------------------------------|
| Address     | 2250 Scenic Gulf Drive 105b (23) |
| Area        | 15 - Miramar/Sandestin Resort    |
| Subdivision | TRADEWIND CONDOS                 |
| City        | Miramar Beach                    |

|          |        |
|----------|--------|
| County   | Walton |
| State    | FL     |
| Zip Code | 32550  |

### Amenities

|           |                                                |
|-----------|------------------------------------------------|
| Amenities | Pool, TV Cable, Short Term Rental - Allowed    |
| Utilities | Electric, Public Sewer, Public Water, TV Cable |

### Interior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Interior Features | Breakfast Bar, Owner's Closet, Washer/Dryer Hookup          |
| Appliances        | Dishwasher, Dryer, Microwave, Washer, Electric Water Heater |
| Heating           | Central                                                     |
| Cooling           | Central Air                                                 |

### Exterior

|              |                                  |
|--------------|----------------------------------|
| Windows      | Window Treatments                |
| Roof         | Composite Shngl                  |
| Construction | Trim Vinyl, Siding CmntFbrHrdBrd |

### School Information

|            |               |
|------------|---------------|
| Elementary | Van R Butler  |
| Middle     | Emerald Coast |
| High       | South Walton  |

### Additional Information

|                 |         |
|-----------------|---------|
| Days on Website | 603     |
| HOA Fees        | 725     |
| HOA Fees Freq.  | Monthly |

### Listing Details

|                |                          |
|----------------|--------------------------|
| Listing Office | Beachy Beach Real Estate |
|----------------|--------------------------|

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Listing information last updated on September 10th, 2026 at 5:07am CDT