

\$641,000 - 2312 Scenic Gulf Drive 10a&b, Miramar Beach

MLS® #959757

\$641,000

3 Bedroom, 3.00 Bathroom, 2,160 sqft
Townhouse

BLUE SURF T/H, Miramar Beach, FL

This completely renovated Blue Surf Townhome has a unique floor plan that emphasizes flexibility for owner usage and rental potential, showcasing the versatility of two separate units within one property. Ideal for generating multiple rental incomes. Blue Surf is a low density complex located in Miramar Beach, between Destin and 30-A, just across from the Gulf of Mexico on Scenic Gulf Drive, offering beautiful views of the emerald waters and sugar white sandy beaches. A local favorite, Pompano Joe's Restaurant is conveniently just a five minute walk from your unit overlooking the Gulf with spectacular views and fresh seafood. Unit 10B (2nd Floor) sleeps 5 to 6, with 2 bedrooms and 2 bathrooms. Seller to prepay 6 months of HOA fees for Buyers at closing. It features two balconies with unobstructed views of the Gulf, a private master bedroom on a separate floor, and a guest bedroom, ideal for families or friends. Unit 10A (Ground Floor) Sleeps 4, with 1 bedroom and 1 bathroom, perfect for couples or small groups. Both units come with separate living areas, kitchens, dining rooms, washers/dryers, and balconies with beach views. With completely updated interiors, this unique construction offers the possibility to rent both units simultaneously, separately, or owner usage while renting other unit, thereby, catering to different types of vacation rental options. Amenities at Blue Surf include a



heated outdoor pool, shuffleboard, and BBQ Pit, Balcony closets for your beach supplies. Beach access, public parking, and bathrooms are located across the street from Blue Surf. Blue Surf is conveniently located near world class restaurants, golfing, watersports, gulf and bay fishing, shopping, beautiful state parks, and more. Make Blue Surf your beach vacation retreat!

Built in 1983

Essential Information

MLS® #	959757
Sold Price	\$641,000
List Price	\$675,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,160
Year Built	1983
Type	Townhouse
Sub-Type	Townhouse
Style	Townhome
Status	Sold

Community Information

Address	2312 Scenic Gulf Drive 10a&b
Area	15 - Miramar/Sandestin Resort
Subdivision	BLUE SURF T/H
City	Miramar Beach
County	Walton
State	FL
Zip Code	32550

Amenities

Utilities	Electric, Phone, Public Sewer, Public Water
View	Gulf
Has Pool	Yes

Pool	In Ground
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Interior

Interior Features	Breakfast Bar, Lock Out, Owner's Closet, Washer/Dryer Hookup, Wet Bar
Appliances	Dishwasher, Disposal, Dryer, Microwave, Refrigerator, Washer, Electric Water Heater
Heating	Central
Cooling	Central Air
# of Stories	3

Exterior

Exterior Features	Balcony, Lawn Pump, Sprinkler System
Lot Description	Covenants
Windows	Window Treatments
Roof	Composite Shngl
Construction	Stucco

School Information

Elementary	Van R Butler
Middle	Destin
High	South Walton

Additional Information

Days on Website	740
Zoning	Resid Multi-Family

Listing Details

Listing Office	Coldwell Banker Realty
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