

# **\$950,000 - 2440 Scenic Gulf Drive 304, Miramar Beach**

MLS® #913324

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## **\$950,000**

3 Bedroom, 3.00 Bathroom, 1,713 sqft  
Condominium on 0.00 Acres

CRYSTAL VIEW CONDO, Miramar Beach, FL

Rare opportunity to own at Crystal View. Crystal View is a small gulf facing community with deeded beach access located nearby the popular Pompano Joes Restaurant along Scenic Gulf Drive. There are only 16 units in the building, and all are 3 BR and 3 BA. Unit 304 has been updated extensively with tile throughout, new kitchen, granite in bathrooms, built-in twin bunks in bedroom 3 and a new AC in Sept 2022. The community has recently had updates to the paint and railings with updated colors. This condo is being sold fully furnished. This unit is large with 1713 sq ft interior and a very large balcony. It comfortably accommodates a large family. Rental incomes are projected to be \$90K next year or greater.



Built in 1999

## **Essential Information**

MLS® #	913324
Sold Price	\$950,000
List Price	\$975,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,713
Acres	0.00
Year Built	1999
Type	Condominium

Sub-Type	Condominium
Style	N/A
Status	Sold

### Community Information

Address	2440 Scenic Gulf Drive 304
Area	15 - Miramar/Sandestin Resort
Subdivision	CRYSTAL VIEW CONDO
City	Miramar Beach
County	Walton
State	FL
Zip Code	32550

### Amenities

Amenities	BBQ Pit/Grill, Beach, Deed Access, Dumpster, Elevators, Pool, TV Cable
Utilities	Electric, Public Sewer, Public Water, TV Cable
Has Pool	Yes
Pool	Pool - Heated, Pool - In-Ground, Community

### Interior

Interior Features	Elevator, Floor Tile, Furnished - All
Appliances	Dishwasher, Disposal, Dryer, Microwave, Oven Self Cleaning, Refrigerator W/IceMk, Smoke Detector, Smooth Stovetop Rnge, Washer
Heating	Heat Pump A/A Two +
Cooling	AC - Central Elect

### Exterior

Exterior	Roof Membrane, Stucco
Exterior Features	Balcony, BBQ Pit/Grill, Pool - Heated, Pool - In-Ground
Roof	Roof Membrane

### School Information

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

### Additional Information

Days on Website	502
HOA Fees	1330.49

HOA Fees Freq.     Monthly

**Listing Details**

Listing Office            World Impact Real Estate

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