

\$732,500 - 2440 Scenic Gulf Drive Unit 204, Miramar Beach

MLS® #999953

\$732,500

3 Bedroom, 3.00 Bathroom, 1,713 sqft
Condominium

CRYSTAL VIEW CONDO, Miramar Beach, FL

THE GOLD STANDARD OF SAFETY & VIEW:
Assessments Paid, Milestone Passed! Forget the "shotgun" floor plans of high-density towers. Crystal View #204 is a boutique, concrete-block sanctuary where financial security meets "perpetual" Gulf views. WHY THIS IS THE BEST BUY OF 2026:

FINANCIAL CERTAINTY: The 2023 Florida Milestone & SIRS reports are COMPLETED. The Special Assessment is PAID IN FULL, slashing your monthly HOA by nearly \$1,000 to just \$1,547.78. PERPETUAL GULF VIEWS:

Thanks to a unique eastern-facing staggered design, you enjoy unobstructed views of the Emerald Coast across protected County land—vistas visible from your kitchen sink, dining area, and Master Suite. SPACE TO BREATHE: 1,713 sq. ft. of "Rental Ready" luxury. 3 oversized bedrooms + built-in bunks (Sleeps 10). The massive 44' wrap-around balcony (300+ sq. ft.) is your private front-row seat to the Gulf. INVESTMENT POWER:

Projected to generate \$80K+ annually. Steps from Pompano Joe's, Dolphin Reef snorkeling, and 100' of private deeded beach access.

UPGRADES: No carpet (Tile/LVP), Samsung Stainless appliances, Granite kitchen counters, a remodeled porcelain shower tile main guest bath, with quartz counters in all bathrooms.

Pet-friendly for owners.

Secure your piece of Miramar Beach without the "hidden costs" of neighboring buildings. "



Morning Sunlight of the "soft" morning light (the "Golden Hour") directly into the kitchen/dining/living rooms and master bedroom plus morning balcony breakfast the most desirable light for mood and "Blue Mind" wellness. " Afternoon Respite: Because the sun moves to the west (behind the building) by 2:00 PM, your 300+ sq. ft. balcony becomes a shaded oasis during the hottest part of the day. " Energy Efficiency: West-facing units battle the "heat soak" of the setting sun, which spikes AC bills. This east-facing unit stays significantly cooler in the evenings, reducing the load on your HVAC. Multi-Room Access: This "multi-point" view, aren't just seeing the Gulf from the balcony; views are from the kitchen sink, the dining table, the living room, and the master bed. Psychological & Health Benefits; The "Blue Mind" Effect: Scientific studies show that gazing at moving water reduces cortisol levels. Circadian Rhythm: Waking up to natural morning light helps regulate sleep cycles.

Built in 1999

Essential Information

MLS® #	999953
Sold Price	\$732,500
List Price	\$799,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,713
Year Built	1999
Type	Condominium
Sub-Type	Condominium
Style	N/A
Status	Sold

Community Information

Address	2440 Scenic Gulf Drive Unit 204
Area	15 - Miramar/Sandestin Resort
Subdivision	CRYSTAL VIEW CONDO
City	Miramar Beach
County	Walton
State	FL
Zip Code	32550

Amenities

Utilities	Public Sewer, Public Water, TV Cable
View	Gulf
Has Pool	Yes
Pool	In Ground

Interior

Interior Features	Breakfast Bar, Owner's Closet, Split Bedroom, Washer/Dryer Hookup, Woodwork Painted, Elevator
Appliances	Dishwasher, Disposal, Dryer, Microwave, Refrigerator, Washer, Electric Water Heater
Heating	Heat Pump, Central
Cooling	Central Air, Ceiling Fan(s)

Exterior

Exterior Features	Outdoor Grill, Balcony
Windows	Tinted Windows, Window Treatments
Roof	Flat, Membrane
Construction	Block, Stucco, Steel Frame

School Information

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	160
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Listing Details

Listing Office	Coldwell Banker Realty
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