

\$3,150,000 - 2732 Scenic Hwy 98 6, Destin

MLS® #1001051

\$3,150,000

5 Bedroom, 6.00 Bathroom, 3,032 sqft

Townhouse on 0.03 Acres

Henderson Beach Villas, Destin, FL

There is a certain confidence to a home that knows exactly what it is, and this gulf-front villa delivers it from the moment you arrive. With four levels of thoughtfully designed living, direct access to the sand and sweeping water views from nearly every floor, this residence offers the kind of beachfront experience buyers rarely find: polished, private and fully equipped for both personal enjoyment and high-performing rental potential.

Completed in 2021 as part of Destin's highly anticipated Henderson Beach Villas, this five-bedroom (easily converting to six with a potential bunkroom) residence spans approximately 3,032 square feet and places the beach at center stage at every opportunity. Step straight out to the sand from the expanded 102-sq.-ft. ground-floor patio, or take in the changing colors of the water from balconies and outdoor living spaces framed with see-through glass railings. At the top, a 658-sq.-ft. rooftop deck creates a remarkable setting for sunset evenings, complete with a heated 9-by-16 gunite pool, covered cabana, and additional storage.

Inside, professionally designed interiors by Duce & Company Interiors pair durability with a refined coastal finish. Porcelain and hardwood floors run throughout the home, while high-impact retractable glass sliders, a 10-ft. first-floor ceiling, custom shaker cabinetry and a sophisticated mix of quartz,



marble and quartzite surfaces elevate the kitchen and baths. Sub-Zero and Wolf appliances anchor the kitchen, and an in-unit elevator makes all four levels easily accessible.

This villa was designed for comfort as much as style. A private theater and game room add another layer of livability, while extensive soundproofing includes dual acoustical panels and firewalls between units, soundproofing between floors, and sound mats beneath every level. The home is also pre-wired for Control4 smart home operation and includes a full-home sound system.

Recent updates further enhance functionality and peace of mind, including a complete pool refinish with plumbing, waterproofing of the pool basin, a finished attic floor for additional storage and surge protectors installed on the AC units. A UniFi enterprise-grade network system with wiring and cameras services the entire property and allows Wi-Fi coverage throughout the home and onto the beach.

With private deeded beach access, community grilling stations, gated beachfront entry, a private beach walkover, two dedicated parking spaces plus five additional guest spaces and short-term rentals allowed, this 10-unit gulf-front offering is as compelling for investment as it is for lifestyle. Elegant, highly functional and positioned directly on the sand, this is beachfront living with real presence.

Built in 2021

Essential Information

MLS® #	1001051
Sold Price	\$3,150,000
List Price	\$3,345,000

Bedrooms	5
Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	3,032
Acres	0.03
Year Built	2021
Type	Townhouse
Sub-Type	Townhouse
Style	Townhome
Status	Sold

Community Information

Address	2732 Scenic Hwy 98 6
Area	14 - Destin
Subdivision	Henderson Beach Villas
City	Destin
County	Okaloosa
State	FL
Zip Code	32541

Amenities

Utilities	Electric, Public Sewer, Public Water
View	Gulf
Is Waterfront	Yes
Waterfront	Gulf
Has Pool	Yes
Pool	Heated, In Ground

Interior

Interior Features	Breakfast Bar, Kitchen Island, Recessed Lighting, Wallpaper, Washer/Dryer Hookup, Woodwork Painted, Elevator
Appliances	Dishwasher, Disposal, Dryer, Freezer, Microwave, Range Hood, Washer, Gas Water Heater, Tankless Water Heater
Heating	Central
Cooling	Central Air, Ceiling Fan(s)
# of Stories	4

Exterior

Exterior Features	Outdoor Grill, Balcony, Pool - Gunite Concrct
Lot Description	Cleared, Covenants, Restrictions, Within 1/2 Mile to Water
Roof	Metal
Construction	Siding Brick Front, Siding CmntFbrHrdBrd

School Information

Elementary	Destin
Middle	Destin
High	Destin

Additional Information

Days on Website	146
Zoning	Resid Multi-Family, Resid Single Family

Listing Details

Listing Office	Scenic Sotheby's International Realty
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