

\$675,000 - 2800 Scenic Gulf Drive Unit 4, Miramar Beach

MLS® #994538

\$675,000

2 Bedroom, 3.00 Bathroom, 1,310 sqft
Townhouse

GULF WINDS EAST PH 1, Miramar Beach, FL

Close to everything, far from ordinary. 4 Gulf Winds East townhome is a 2-bedroom w/bunks & 2.5 baths located in Miramar Beach. The unit features 4 balconies/patios, 2 of which face the Gulf, with views from the living area, dining area, and primary bedroom. Interior features include smooth ceilings throughout, painted in neutral colors, ceiling fans, and updated lighting and plumbing fixtures. All 4 sliding glass doors have been replaced. The foyer, kitchen, dining area, hall, and living area have tile flooring; the full baths have Luxury Vinyl Plank (LVP). The second-floor living area has Gulf views and access to a south-facing covered 6' x 18' balcony. The dining area is open to both the living room and kitchen and includes a small workspace with a desk, and access to a 4th balcony. The kitchen has ample cabinetry, granite countertops, and a new refrigerator, microwave, and garbage disposal. The 1/2 bath and an additional closet are also on this level. The 1st-floor primary bedroom has Gulf views and access to a covered patio. The en-suite bath includes a double-sink vanity, tiled shower w/glass door, and updated fixtures. The 2nd bedroom includes 2 built-in bunks, an en-suite bath with updated countertops, tub/shower combination, and fixtures, and access to its own balcony with an exterior storage closet. The washer/dryer, water heater, AC, & owner's closet are also on this level. Gulf Winds East has a community swimming pool plus 150 feet of private deeded



beach access to the Gulf of America that is gated with a gazebo directly across the street. Centrally located, is a short distance to everything Miramar Beach/Destin has to offer! MFD on A/C 10/2021, MFD on HWH 4/2019. 2024 Rental Revenue \$36,530.19 & 2025 Rental Revenue \$45,038.77

Built in 1980

Essential Information

MLS® #	994538
Sold Price	\$675,000
List Price	\$699,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,310
Year Built	1980
Type	Townhouse
Sub-Type	Townhouse
Style	Townhome
Status	Sold

Community Information

Address	2800 Scenic Gulf Drive Unit 4
Area	15 - Miramar/Sandestin Resort
Subdivision	GULF WINDS EAST PH 1
City	Miramar Beach
County	Walton
State	FL
Zip Code	32550

Amenities

Utilities	Electric, Public Sewer, Public Water, TV Cable, Tap Fee Paid
View	Gulf

Interior

Interior Features	Hallway Bunk Beds, Owner's Closet, Washer/Dryer Hookup, Woodwork Painted
Appliances	Dishwasher, Disposal, Dryer, Microwave, Washer, Electric Water Heater
Heating	Central
Cooling	Central Air, Ceiling Fan(s)
# of Stories	2

Exterior

Exterior Features	Balcony
Lot Description	Covenants, Level, Restrictions, Sidewalk
Windows	Window Treatments
Roof	Metal
Construction	Roof Pitched, Siding CmntFbrHrdBrd
Foundation	Slab

School Information

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	222
Zoning	County, Deed Restrictions, Resid Multi-Family

Listing Details

Listing Office	Scenic Real Estate
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