

# \$2,050,000 - 3650 Scenic Hwy 98 6, Destin

MLS® #969301

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## \$2,050,000

4 Bedroom, 4.00 Bathroom, 2,682 sqft  
Townhouse

Greenreef PH II, Destin, FL

188K 2024 Rental Income & 102K already booked in 2025! Own your personal Beachfront paradise directly on the sand w/PRIVATE BEACH & SECURITY GUARD (during season)! As opposed to 'beach access', this large end unit townhome includes 37 ft of exclusive, private beach for owners & their guests ONLY. YOU DO NOT SHARE YOUR BEACH WITH ANYONE! Its 22 ft extra wide interior (vs.15 ft for other non Green Reef units), end unit location W/15 EXTRA FT WIDE OF DECKING & BEACH, and REAL NUMBERS W/, set this townhome aside from others. 3 Decks, including a GIANT 1008 SF NEW TREX ocean front deck adjoining your private beach, provide stunning views & ocean breezes throughout the home. Renovated in 2022, 2 beautiful kitchens & living areas w/shiplapped walls & LVP flooring, 4BR's & 4 renovated full bathrooms accommodate large groups. Ideal as the perfect short-term rental (STR) investment property, the ultimate 2nd home vacation property, or full-time residence, this powerhouse rental is being sold fully furnished and turnkey. Forget about hauling your beach stuff across the street, down sidewalks, through buildings or down elevators. Step directly onto your private beach! ... and no need to walk aimlessly searching for the perfect spot on the beach, or rise early to secure the best spot on the beach AS THE BEACH IN FRONT OF YOUR HOME IS YOURS ONLY!!! 2-3 year old HVACs, 2-year old HWH & 2-3 year old appliances



provide peace of mind. Complete Home automation w/Smart thermostats, door sensors & security cameras keep utility costs down & provide security. Located in the heart of Destin, this Gulf front home is in a premier location within walking distance to multiple restaurants and close to grocery stores, shopping & outlet malls, tennis, golf, movie theater, bowling, and much more!" Due to heavy rental schedule, this gorgeous Home is shown by appointment only. Act now & secure the private beachfront oasis you've always dreamed of.

Built in 1982

### **Essential Information**

MLS® #	969301
Sold Price	\$2,050,000
List Price	\$2,099,250
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	2,682
Year Built	1982
Type	Townhouse
Sub-Type	Townhouse
Style	Split Level
Status	Sold

### **Community Information**

Address	3650 Scenic Hwy 98 6
Area	14 - Destin
Subdivision	Greenreef PH II
City	Destin
County	Okaloosa
State	FL
Zip Code	32541

### **Amenities**

Amenities	Beach
Utilities	Electric, Public Sewer, Public Water, TV Cable
View	Gulf
Is Waterfront	Yes
Waterfront	Gulf, Shore - Beach, Waterfront

### **Interior**

Interior Features	Breakfast Bar, Vaulted Ceiling(s), In-Law Floorplan, Owner's Closet, Split Bedroom, Washer/Dryer Hookup, Woodwork Painted
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Washer, Electric Water Heater
Heating	Central
Cooling	Central Air, Ceiling Fan(s)
# of Stories	3

### **Exterior**

Exterior Features	Balcony, Outdoor Shower
Lot Description	Coastal Setback, Easements, Flood Insurance Req, Storm Sewer, Within 1/2 Mile to Water
Windows	Window Treatments
Roof	Metal, Slate
Construction	Wood Siding, Trim Wood
Foundation	Foundation On Piling

### **School Information**

Elementary	Destin
Middle	Destin
High	Destin

### **Additional Information**

Days on Website	422
Zoning	Resid Multi-Family
HOA Fees	3810
HOA Fees Freq.	Semi-Annually

### **Listing Details**

Listing Office	RE/MAX Coastal Properties
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