

\$455,000 - 4205 Indian Bayou Trail Unit 3107, Destin

MLS® #970342

\$455,000

2 Bedroom, 2.00 Bathroom, 1,480 sqft
Condominium

THE PALMS OF DESTIN, Destin, FL

One of only 14 Poolside Villas, the Villa Cabana Royale is a rental Gem. With over \$70,000K in rental income year over year, This 1480 sq ft of open concept walk in/ walk out Pool Side Villa Cabana Royale is a Guest Favorite, with an amazing ROI! Featuriong double sliding doors that open to views of the tropical grounds 11,000 sq ft pool deck, 10ft ceilings! 5 Star Amenities. Upgrades galore, Remodeled, NEW LVP flooring, NEW Washer/ Dryer, Electric LED fireplace, NEW Lighting with remotes, NEW XL TV's, Painted with Wainscotting, 2yr old Dishwasher and microwave, Separate Laundry room. Comes completely furnished, and turn key. Hit the ground running with an existing book of business with \$6,500 in upcoming Spring Break revenue! Seller will pay the Sept 2025 special assessment for the buyer: \$2578.62

The Palms of Destin has a New State of the Art Gym, a New Grilling Area, 11,000 sq ft pool deck with a lagoon pool with waterfalls, islands, a seasonally heated pool, a children's wading pool and a splash pad area. An onsite Coffee shop, a poolside Tiki Bar, and Palms Bistro Restuarant. The palms offers a free beach shuttle across the street to June Decker Beach and Henderson State Park, as well as water sports, shopping and dining locations. The Palms is in the heart of Destin, Surrounded by upscale restaurants; Ruth's Chris, Bubba Gump's, Joe's Crab Shack, and



Peppers. This 5 Star resort offers a world class trip to vacationers and owners alike.

Built in 2007

Essential Information

MLS® #	970342
Sold Price	\$455,000
List Price	\$475,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,480
Year Built	2007
Type	Condominium
Sub-Type	Condominium
Style	N/A
Status	Sold

Community Information

Address	4205 Indian Bayou Trail Unit 3107
Area	14 - Destin
Subdivision	THE PALMS OF DESTIN
City	Destin
County	Okaloosa
State	FL
Zip Code	32541

Amenities

Utilities	Electric, Public Sewer, Public Water, TV Cable
Is Waterfront	Yes
Waterfront	Other
Has Pool	Yes
Pool	Heated, In Ground

Interior

Interior Features	Fireplace, Owner's Closet, Washer/Dryer Hookup
Appliances	Dishwasher, Disposal, Dryer, Microwave, Washer, Electric Water Heater
Heating	Central

Cooling Central Air

Exterior

Exterior Features Hot Tub, Pavillion/Gazebo, Tennis Court(s)
Windows Window Treatments
Roof Flat
Construction Block, Concrete

School Information

Elementary Destin
Middle Destin
High Destin

Additional Information

Days on Website 556

Listing Details

Listing Office Bastion Realty LLC

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