

\$908,000 - 50 Monaco Street Unit 102, Miramar Beach

MLS® #924250

\$908,000

2 Bedroom, 2.00 Bathroom, 1,120 sqft

Condominium on 0.00 Acres

The Crescent at Miramar Beach, Miramar Beach, FL

Phenomenal opportunity to own a Gulf front 2BR/2BA fully furnished unit at The Crescent! This is a prime location in the building, just one back from the end and beautiful Gulf of Mexico. Being a ground floor unit you have a direct walkout to the green space and beach boardwalk with paradise truly right outside your door! The lawn is ideal for (owner's) pets or kids to play. You are also facing direct west so sunsets from this unit are breathtaking and you can see down the coastline. The open floor plan allows the unit to feel very spacious and there is plentiful glass sliders & windows to maximize the views & natural light. The living area and master bedroom are direct Gulf front with amazing views, natural light and generously sized with easy access to the covered patio. \$74k in income. Updated tile flooring extends throughout the unit for easy beach maintenance. The spacious kitchen features granite countertops, stainless steel appliances and a large breakfast bar, ideal for casual dining. Capture views of the Gulf from the kitchen and dining area. The living area is very welcoming with beautiful decor, 55" flat screen TV panoramic views and direct access to patio. The large covered patio is perfect for outdoor dining & entertainment or to simply relax to the sound of waves. The Gulf front master bedroom is elegantly decorated and features a tray ceiling, direct access to the patio, a large walk-in closet, and an en-suite bathroom. The master bath features granite double vanity, separate walk-in shower and



large soaking tub with updated tile surround. The additional room is a bunk room with storage and TV. There is a closet just across the hall that can easily be used for this room. This floor plan is just 47 square feet difference from the "true" 2-bedroom and feels just as spacious with the wide living area and spacious master. There is a full-size stackable washer & dryer for convenience off the kitchen, owner's closet and pantry. There is good storage in the unit and an additional storage cage great for your beach gear. This is a fantastic rental performer with ~\$74k in annual rentals for 2022 and off to a great start for this year as well. It is a current rental with Scenic Stays onsite so convenient for your guests. With ample storage this can also be a great second home or full time residence.

The Crescent is an exclusive Gulf front condominium located on the famed beaches of Miramar Beach and is close to dining, shopping & other attractions. Come discover for yourself the many hidden treasures of The Crescent including a 4,500 sq. ft. lagoon pool that is heated seasonally, a second smaller pool, hot tub, fitness center, conference facility, gated access & parking, and the convenience of an on-site reservation desk for your guests. There is a private gated boardwalk and designated beach with seasonal beach service. Start living the coastal lifestyle and relax on the beach, go paddle boarding, or take a walk or bike ride on the pedestrian path that runs all the way down Scenic 98. Enjoy fresh fish tacos and a cold beverage next door at Surf Hut, a favorite restaurant in the area. There is also a CVS and grocery store down the street and Silver Sands Premium Outlets. You have everything you need within reach. Don't miss out on this incredible opportunity to own a top tier unit at The Crescent in a prime ground floor location, as they rarely come on the market!

Built in 1998

Essential Information

MLS® #	924250
Sold Price	\$908,000
List Price	\$925,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,120
Acres	0.00
Year Built	1998
Type	Condominium
Sub-Type	Condominium
Style	N/A
Status	Sold

Community Information

Address	50 Monaco Street Unit 102
Area	15 - Miramar/Sandestin Resort
Subdivision	The Crescent at Miramar Beach
City	Miramar Beach
County	Walton
State	FL
Zip Code	32550

Amenities

Amenities	BBQ Pit/Grill, Beach, Community Room, Deed Access, Elevators, Exercise Room, Gated Community, Pool, TV Cable, Waterfront, Whirlpool
Utilities	Electric, Public Sewer, Public Water, TV Cable
Parking	Covered
Is Waterfront	Yes
Waterfront	Gulf
Has Pool	Yes
Pool	Community

Interior

Interior Features	Breakfast Bar, Ceiling Crwn Molding, Floor Tile, Furnished - All, Owner's
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	Closet, Pantry, Renovated, Split Bedroom, Washer/Dryer Hookup, Window Treatment All
Appliances	Cooktop, Dishwasher, Disposal, Dryer, Fire Alarm/Sprinkler, Microwave, Oven Self Cleaning, Refrigerator, Refrigerator W/IceMk, Smoke Detector, Smooth Stovetop Rnge, Stove/Oven Electric, Washer
Heating	Heat Cntrl Electric
Cooling	AC - Central Elect, Ceiling Fans

Exterior

Exterior	Concrete, Steel, Stucco
Windows	Double Pane Windows
Construction	Steel

School Information

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	355
HOA Fees	1039.00
HOA Fees Freq.	Monthly

Listing Details

Listing Office	EXP Realty LLC
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