

\$540,000 - 546 Augusta Drive # 11704, Miramar Beach

MLS® #987299

\$540,000

3 Bedroom, 2.00 Bathroom, 1,414 sqft
Condominium

AUGUSTA VILLAGE CONDO, Miramar
Beach, FL

FIRE SALE - PRICED TO MOVE!

Rare opportunity in Sandestin - stand-alone 3BR home for under \$550K! Sold as-is and priced below market, this is your chance to own in a prime location near the Bay-Side Entry Gate—just a short golf cart or bike ride to the beach.

Lightly updated with quartz counters, white shaker cabinets, stainless farm sink, waterproof LVT flooring, and refreshed baths—with plenty of room to add value and build equity through further improvements. This property lives like a single-family home but is officially classified as a condo—HOA covers exterior insurance for added peace of mind.

New roof and AC (2021). Perfect as a primary home, second home, or income-generating vacation rental.

Deals like this don't come around often—act fast before it's gone! Enjoy the peaceful, leisure Sandestin life, living in Augusta Village! Perfect serene location, backing to a ridge between the unit and the Links Golf course! It's on a hill with an extended drive for plenty of parking. The open carport features room for a vehicle and a golf cart along with an outdoor owner's exterior closet.

Enjoy the large and discreet outside screened porch for quiet mornings enjoying your coffee or evenings entertaining friends.

There are Exclusive Perks Galore to being a



Sandestin Owner! You will enjoy all that the resort lifestyle, both of the Bay side and Beach life offers! It's an Active walking, running, biking and Golf-Cart community! There are pools, beach access, activities at Baytowne, Live Music, Fireworks, Boating at the Marina, paddle boarding, etc., along with all the shops and restaurants In Sandestin and Grand BLVD.

*The HOA has agreed to do all exterior repairs and is currently getting estimates

Built in 1977

Essential Information

MLS® #	987299
Sold Price	\$540,000
List Price	\$499,999
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,414
Year Built	1977
Type	Condominium
Sub-Type	Condominium
Style	N/A
Status	Sold

Community Information

Address	546 Augusta Drive # 11704
Area	15 - Miramar/Sandestin Resort
Subdivision	AUGUSTA VILLAGE CONDO
City	Miramar Beach
County	Walton
State	FL
Zip Code	32550

Amenities

Utilities	Public Sewer, Public Water
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Parking	Attached Carport
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Interior

Appliances	Electric Water Heater
Cooling	Central Air

Exterior

Lot Description	On Golf Course
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School Information

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	339
HOA Fees	1032.37
HOA Fees Freq.	Monthly

Listing Details

Listing Office	BluPrint Real Estate Group
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