

\$640,000 - 94 Stewart Lake Cove 282, Miramar Beach

MLS® #990216

\$640,000

3 Bedroom, 3.00 Bathroom, 1,546 sqft
Condominium

SEASCAPE CONDO BOARDWALK VILLA,
Miramar Beach, FL

Beautiful 3-bedroom, 3-bath lakefront condo in the Boardwalk Villas, a premier location within Seascape Resort just steps from the beach. This two story unit faces southwest offering incredible sunset views over Stewart Lake and Gulf views from both levels. Enjoy not one but 2 private screened-in balconies & experience true serenity on the lake. The fully renovated interior features an open floor plan and beautiful tile flooring on the main level, completely reconfigured and updated kitchen & bathrooms and resurfaced ceilings. The added plantation shutters paired with elegant light fixtures & furniture adds to the coastal charm. This unit has never been rented and is in pristine condition. The Boardwalk Villas truly have a unique & peaceful setting, feeling more like a home than a condo! Sunsets are phenomenal over the lake and the boardwalk is just outside the door, which brings you to Seascape's designated beach with over 2,000 feet of shimmering white sands. Whale's Tail Beach Bar & Grill is across the street for seaside dining & entertainment and there is seasonal beach service and water sport rentals. Enjoy the outdoor heated pool designated specifically for Boardwalk Phase 7 including a nice pool deck, covered entertainment area, and bathrooms. This is right outside your door and is one of only two heated pools in the complex. There is also golf cart charging stations and parking spaces, which is a nice convenience and great for



Scenic 98 to get to easily get to many dining options, Winn Dixie and CVS. Additional Seascape amenities include a seasonally heated pool in Tennis Village, Cabana Cafe in Ariel Dunes, tennis & pickleball courts now free for owners and guests, full basketball court, new playground, Seascape's 18-hole championship golf course and Pro Shop, bike rentals and more. Enjoy the beach lifestyle with the plentiful amenities & entertainment options at Seascape.

The Homeowner's Association does a great job of maintaining the grounds and complex. A new roof was put on in 2017 and the exterior caulking & painting was done in 2023 along with the main balcony redone. Cable TV, internet, exterior insurance, quarterly pest control, amenities and grounds keeping are all included in your fees, making this a simple and easy investment.

The interior offers a spacious living area along with an open floor plan making entertaining easy. Tranquil lake & Gulf views are seen from both levels. The large sliding glass doors open up to a fantastic screened-in porch with durable Polywood furniture to unwind in and is a great spot for dining al' fresco. Open up the doors and relax to a fresh breeze. Enjoy outdoor dining, your morning coffee with a view, or a glass of wine at sunset. Being on the top two floors of the building you don't have to worry about noise above you and just one level down walk out to the lake where there are fish, ducks and wildlife. The upscale kitchen features custom cabinetry, stainless steel appliances, granite countertops and breakfast bar and beautiful mosaic backsplash. There is plentiful storage along with a large pantry/closet across from the kitchen. There is also a guest bedroom on the main level with an ensuite full bathroom, nicely updated with new vanity and tile to the ceiling

above the tub. The upper level encompasses a spacious lakefront primary bedroom with private balcony and ensuite bathroom with double vanity and walk-in shower with glass surround. Wake up to Gulf views right from the bed! The second floor also features a large guest bedroom with a queen bed, sitting area and updated ensuite bathroom. There is a washer & dryer closet on the second level. This unit has been meticulously maintained and has never been a rental unit. ((This is the perfect second home, full time residence or vacation rental investment to enjoy the coastal lifestyle we all crave. With the newer Seascape Resort Towne Center including Acme Oyster House, a charming coffee shop, dining & entertainment, an aerial entertainment ropes course and outdoor events plaza - everything is at your fingertips! Seascape Resort is also getting a revamp soon with the golf course and there are now many events throughout the year including amazing concerts, Moon Crush and evening lantern exhibit. This is a prime time to invest as we expect continued growth here. This is the best priced 3-bedroom unit at Boardwalk Villas and with this condition and premier location, we don't expect it to last long. Do not miss out on this incredible opportunity to own on the beautiful "Emerald Coast" in one of Miramar Beach & Destin's finest resorts. *There are some staging decor items that are excluded but can be purchased separately. Primary bedroom furniture is also excluded (with the exception of the two chairs & TV, but will be replaced with something similar or a credit at closing). Upper guest bedroom two chairs and dresser are excluded - more details in Documents*

Built in 1986

Essential Information

MLS® #	990216
Sold Price	\$640,000
List Price	\$669,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,546
Year Built	1986
Type	Condominium
Sub-Type	Condominium
Style	N/A
Status	Sold

Community Information

Address	94 Stewart Lake Cove 282
Area	15 - Miramar/Sandestin Resort
Subdivision	SEASCAPE CONDO BOARDWALK VILLA
City	Miramar Beach
County	Walton
State	FL
Zip Code	32550

Amenities

Amenities	BBQ Pit/Grill, Beach, Fishing, Gated Community, Golf, Pavillion/Gazebo, Playground, Pool, TV Cable, Tennis, Pickle Ball, Short Term Rental - Allowed
Utilities	Electric, Phone, Public Sewer, Public Water, TV Cable
View	Gulf, Lake
Is Waterfront	Yes
Waterfront	Lake Front

Interior

Interior Features	Breakfast Bar, Recessed Lighting, Pantry, Split Bedroom, Washer/Dryer Hookup
Appliances	Dishwasher, Disposal, Dryer, Microwave, Washer, Electric Water Heater
Heating	Central
Cooling	Central Air, Ceiling Fan(s)

Exterior

Exterior Features	Balcony
Windows	Plantation Shutters, Window Treatments
Roof	Shake
Construction	Frame, Wood Siding
Foundation	Slab

School Information

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	295
HOA Fees	4390
HOA Fees Freq.	Quarterly

Listing Details

Listing Office	EXP Realty LLC
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