

# **\$306,000 - 9500 Grand Sandestin Boulevard 2409, Miramar B**

MLS® #907654

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## **\$306,000**

1 Bedroom, 1.00 Bathroom, 620 sqft  
Condominium on 0.00 Acres

GRAND SANDESTIN THE, Miramar Beach, FL

Property is under contract but accepting back up offers. Adorable coastal chic condo located on the 4th floor of The Grand Sandestin. With gorgeous new LVP flooring, new granite countertops in the kitchen, and beautiful furnishings, this unit has been impeccably updated and maintained. Perfectly suited to be used as a primary residence, second home, or investment opportunity, there are endless possibilities with a unit like this. Enjoy your morning coffee on the spacious balcony overlooking the lush landscape and take advantage of being just a short distance to all the shopping, restaurants, and entertainment the pedestrian Village of Baytowne Wharf has to offer. As an introduction to the Sandestin lifestyle, we invite our new owners to explore amenities that make Sandestin special. The listing brokerage and seller(s) are presenting the buyer(s) of this property with (2) 90-minute rounds of Tennis court time, a golf foursome at one of our three championship courses, and a round of golf for up to four (4) players at the unrivaled Burnt Pine Golf Club.

Sandestin Golf and Beach Resort features more than seven miles of beaches and pristine bay front, four championship golf courses, 15 world-class tennis courts, a 226-slip marina, a fitness center, spa and celebrity chef dining. Shop, dine and play at the charming pedestrian village, The Village of Baytowne Wharf and more. Inside the gates of the resort, residents enjoy a balanced lifestyle of high-class living, spanning the 2,400 acres



from the beach to the bay. Everything within the gates of the resort is accessible by golf cart or bicycle. The entire resort is interconnected by miles of pedestrian, bike and golf cart paths that weave through groves of live oaks, meandering past natural lagoons, fountains, man-made lakes, and meticulously landscaped fairways.

Built in 2003

### **Essential Information**

MLS® #	907654
Sold Price	\$306,000
List Price	\$329,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	620
Acres	0.00
Year Built	2003
Type	Condominium
Sub-Type	Condominium
Style	N/A
Status	Sold

### **Community Information**

Address	9500 Grand Sandestin Boulevard 2409
Area	15 - Miramar/Sandestin Resort
Subdivision	GRAND SANDESTIN THE
City	Miramar Beach
County	Walton
State	FL
Zip Code	32550

### **Amenities**

Amenities	Beach, Dock, Dumpster, Elevators, Exercise Room, Fishing, Gated Community, Golf, Laundry, Marina, Pets Allowed, Pickle Ball, Playground, Pool, Separate Storage, Tennis, TV Cable, Waterfront
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Utilities	Electric, Public Sewer, Public Water, TV Cable
Parking	Garage Attached
Has Pool	Yes
Pool	Community

### Interior

Interior Features	Breakfast Bar, Floor Tile, Floor Vinyl, Furnished - All, Owner's Closet, Window Treatment All
Appliances	Dishwasher, Dryer, Fire Alarm/Sprinkler, Microwave, Refrigerator, Smoke Detector, Stove/Oven Electric, Washer
Heating	Heat Cntrl Electric
Cooling	AC - Central Elect, Ceiling Fans

### Exterior

Exterior	Concrete, Roof Shingle/Shake
Exterior Features	Balcony
Roof	Roof Shingle/Shake

### School Information

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

### Additional Information

Days on Website	603
HOA Fees	777.76
HOA Fees Freq.	Monthly

### Listing Details

Listing Office	Sandestin Real Estate
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