

\$363,000 - 9500 Grand Sandestin Boulevard 2516/2518, Miramar Beach

MLS® #1008072

\$363,000

2 Bedroom, 3.00 Bathroom, 1,305 sqft
Condominium

GRAND SANDESTIN, Miramar Beach, FL

Perched on the 5th floor of Grand Sandestin, this beautifully maintained lock-off condo captures stunning western sunsets over the Choctawhatchee Bay while overlooking the resort-style pool and Grand Gardens. With 2 bedrooms and 3 full baths, the versatile floor plan offers exceptional flexibility for both personal enjoyment and investment, allowing the unit to be rented as a studio, a one-bedroom with two baths, or as a spacious two-bedroom retreat to maximize rental income.

Designed for easy coastal living, the interior features tile flooring throughout, bay-view balconies off both the studio and one-bedroom sides, and two separate HVAC systems, both replaced in 2022. Whether you're seeking a vacation getaway, income-producing property, or a combination of both, this residence delivers comfort, convenience, and outstanding rental potential.

Grand Sandestin offers an impressive collection of resort amenities, including a lagoon-style pool, hot tub, fitness center, Ballyhoo Bar, seasonal front desk services, concierge, and covered parking. Just outside your door, the Village of Baytowne Wharf offers waterfront dining, boutique shopping, live entertainment, festivals, a playground, and year-round events. Nearby, Hotel Effie invites you to enjoy upscale dining at Ovide, handcrafted cocktails, and a rooftop pool with



panoramic bay views. As part of Sandestin Golf and Beach Resort, owners and guests also enjoy access to miles of white-sand beaches, championship golf, tennis, pickleball, a full-service marina, and an unmatched resort lifestyle.

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.

Built in 2003

Essential Information

MLS® #	1008072
Sold Price	\$363,000
List Price	\$400,000
Bedrooms	2
Bathrooms	3.00
Full Baths	3
Square Footage	1,305
Year Built	2003
Type	Condominium
Sub-Type	Condominium
Style	N/A
Status	Sold

Community Information

Address	9500 Grand Sandestin Boulevard 2516/2518
Area	15 - Miramar/Sandestin Resort
Subdivision	GRAND SANDESTIN
City	Miramar Beach
County	Walton
State	FL
Zip Code	32550

Amenities

Utilities	Electric, Public Sewer, Public Water, TV Cable
Parking	Guest, Other
View	Bay

Interior

Interior Features	Breakfast Bar, Lock Out, Owner's Closet, Split Bedroom, Washer/Dryer Hookup, Wet Bar
Appliances	Dishwasher, Disposal, Dryer, Microwave, Refrigerator, Washer, Electric Water Heater
Heating	Central
Cooling	Central Air, Ceiling Fan(s)

Exterior

Exterior Features	Balcony
Windows	Window Treatments
Roof	Shake
Construction	Concrete

School Information

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	56
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Listing Details

Listing Office	The Agency Northwest Florida Beaches
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