

\$744,000 - 100 Gulf Shore Drive 303, Destin

MLS® #994243

\$744,000

3 Bedroom, 2.00 Bathroom, 1,490 sqft
Condominium

EAST PASS TOWERS CONDO, Destin, FL

SELLER OFFERING \$21,000 IN BUYER CONCESSIONS! Use it toward closing costs, financing fees, or a rate buydown to lock in a 6% interest rate. Make this condo yours for less than you thought possible. Don't let today's rates hold you back; the seller has already done something about it. This exquisite 3-bedroom, 2-bath waterfront condo is perfectly situated along Destin Harbor and East Pass, offering panoramic water views from multiple private balconies. Wake up to breathtaking sunrises with your morning coffee and end each day with vibrant sunsets painting the sky. The open-concept living area is bathed in natural light, seamlessly blending indoor comfort with outdoor beauty, ideal for entertaining or simply relaxing in style. The elegant master suite serves as a private sanctuary, complete with its own balcony where the gentle sounds of the waves and endless views create a true coastal escape. Experience the lifestyle firsthand, call to schedule your private showing now!

The result is a flexible layout ideal for hosting family, accommodating guests, or maximizing rental potential when desired.

From the moment you enter, the water commands your attention.

The living and dining areas open seamlessly to a spacious balcony overlooking East Pass, where boat traffic, emerald waters, and coastal



sunsets create a constantly evolving backdrop. Natural light fills the interior, enhanced by updated finishes and a neutral coastal palette that feels refined, clean, and move-in ready.

The kitchen has been updated to complement the modern aesthetic while remaining highly functional for entertaining. Whether preparing a casual brunch after a morning on the water or hosting an evening gathering, the layout supports effortless flow between cooking, dining, and relaxing.

The primary suite offers a retreat within the retreat.

With its own private balcony and water views, the primary bedroom delivers a peaceful start and finish to each day. Imagine opening the doors to coastal breezes and the sound of water just beyond your line of sight. The ensuite bath has been refreshed to reflect the home's updated character, creating a comfortable and private space to unwind.

The additional bedrooms provide flexibility rarely found at this price point within the building. Whether configured for guests, home office use, or additional sleeping capacity, the expanded layout increases both lifestyle functionality and income potential.

And in a building where many units remain dated, this one stands out.

East Pass Towers is known for its boutique scale, low density, and prime Holiday Isle positioning, directly across from the Gulf and steps from boating access. Residents enjoy proximity to the Destin Harbor, waterfront dining, charter fishing, paddleboarding, and beach access, all while maintaining a quieter residential feel compared to larger resort-style complexes.

The HOA offers owners a lock-and-leave lifestyle that appeals strongly to second-home buyers.

For those considering rental income, the expanded sleeping capacity creates a strategic advantage over traditional two-bedroom layouts. Three functional sleeping spaces can significantly enhance booking flexibility and nightly rate potential, particularly during peak Gulf Coast seasons.

Beyond the walls of the residence, Holiday Isle remains one of Destin's most desirable waterfront enclaves. Positioned between the Gulf of Mexico and the harbor, it offers a rare dual-water experience that continues to attract buyers seeking both recreation and long-term value.

Boating enthusiasts appreciate the direct proximity to East Pass and the Gulf beyond. Beachgoers enjoy nearby white sand access. Food lovers are minutes from harbor-front dining and entertainment. Yet when you return home, the setting feels private and removed.

At \$744,000, this residence is strategically positioned within the building, offering updated condition, expanded functionality, and compelling water views without reaching the higher price thresholds of some original three-bedroom stacks.

In a market where buyers are increasingly selective, properties that are both turnkey and uniquely functional stand apart.

This is not simply a condo.

It is:

A coastal escape without renovation stress
A lock-and-leave second home

A flexible layout for hosting
A potential income-producing asset
A water-view lifestyle at a compelling entry
point into East Pass Towers

The opportunity here lies in differentiation.

Where others may offer standard layouts, this
residence offers adaptability.

Where others may require updates, this one is
ready now.

Where others compete strictly on square
footage, this home competes on experience.

And experience is what drives purchasing
decisions in waterfront real estate.

If you have been searching for a Holiday Isle
property that balances water views, interior
updates, expanded sleeping capacity, and
strategic pricing, this residence deserves your
attention.

Private showings available by appointment.
Make an appointment today.

Built in 1985

Essential Information

MLS® #	994243
Price	\$744,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,490
Year Built	1985
Type	Condominium
Sub-Type	Condominium
Style	N/A

Status Active

Community Information

Address 100 Gulf Shore Drive 303
Area 14 - Destin
Subdivision EAST PASS TOWERS CONDO
City Destin
County Okaloosa
State FL
Zip Code 32541

Amenities

Utilities Electric, Public Sewer, Public Water, TV Cable, Tap Fee Paid
of Garages 1
View Gulf/Pass
Is Waterfront Yes
Waterfront Gulf/Pass
Water View Gulf/Pass

Interior

Heating Central
Cooling Central Air

School Information

Elementary Destin
Middle Destin
High Destin

Listing Details

Listing Office EXP Realty LLC

DISCLAIMER: Information Deemed Reliable but not guaranteed. The information being provided is for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. All listings are provided courtesy of the Emerald Coast Association of Realtors, Copyright 2026, All rights reserved. Vendors Member Number : 28325
Listing information last updated on May 19th, 2026 at 1:07am CDT