

\$522,500 - 112 Seascape Drive Unit 1507, Miramar Beach

MLS® #1008671

\$522,500

2 Bedroom, 2.00 Bathroom, 1,175 sqft
Condominium

ARIEL DUNES, Miramar Beach, FL

Perched on the 15th floor of Ariel Dunes I, this beautifully furnished two-bedroom, two-bath condominium captures some of the most expansive water views in the area, offering sweeping panoramas of both the Gulf of America and Choctawhatchee Bay. Positioned high above neighboring buildings, the residence enjoys a unique vantage point that allows uninterrupted views over Majestic Sun, creating a striking coastal backdrop from sunrise to sunset.

Inside this freshly painted unit, the thoughtfully arranged floor plan comfortably accommodates up to six guests and blends everyday comfort with vacation-ready style. The primary suite features a king bed, private ensuite bathroom, and direct access to the balcony, where the sound of the surf and wide-open gulf views become part of the daily routine. A queen bedroom and an additional full bath provide welcoming accommodations for guests, while the spacious living area offers plenty of room to unwind after a day at the beach. The fully equipped kitchen featuring brand new stainless steel appliances and the dedicated laundry room add convenience for extended stays or rental guests.

Step outside onto the private balcony and take in the sweeping coastal scenery that defines life along the Emerald Coast. Whether



enjoying morning coffee as the sun rises over the water or relaxing in the evening as the sky turns shades of pink and gold, this elevated perspective is one of the property's most memorable features.

This residence has also proven to be a strong income-producing investment, currently operating as a short-term rental with professional management and generating approximately \$27,000 annually. The property conveys fully furnished, including balcony furnishings, making it ready for immediate enjoyment or continued rental use.

Residents enjoy access to the extensive amenities of the Seascape resort community, including private deeded beach access, a championship golf course, on-site dining, and convenient shopping within the resort grounds. Ariel Dunes I itself offers resort-style amenities, including a large zero-entry pool, fitness center, and beautifully maintained grounds, enhancing the coastal lifestyle.

Beyond the resort, Miramar Beach places you within minutes of some of the Emerald Coast's most popular destinations. Silver Sands Premium Outlets offers more than 100 designer stores and dining options nearby, while beachfront favorites like Whale's Tail and Pompano Joe's are within easy reach. The nearby Village of Baytowne Wharf and Grand Boulevard add even more entertainment, restaurants, and shopping just a short drive away.

Built in 2006

Essential Information

MLS® #	1008671
Price	\$522,500
Bedrooms	2

Bathrooms	2.00
Full Baths	2
Square Footage	1,175
Year Built	2006
Type	Condominium
Sub-Type	Condominium
Style	N/A
Status	Active

Community Information

Address	112 Seascape Drive Unit 1507
Area	15 - Miramar/Sandestin Resort
Subdivision	ARIEL DUNES
City	Miramar Beach
County	Walton
State	FL
Zip Code	32550

Amenities

Utilities	Electric, Public Sewer, Public Water, TV Cable
View	Gulf
Water View	Gulf

Interior

Interior Features	Breakfast Bar
Appliances	Dishwasher, Microwave, Refrigerator
Cooling	Central Air, Ceiling Fan(s)

Exterior

Exterior Features	Balcony
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School Information

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

Listing Details

Listing Office	Scenic Sotheby's International Realty
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