

\$599,000 - 122 Stewart Lake Cove Unit 278, Miramar Beach

MLS® #973196

\$599,000

3 Bedroom, 3.00 Bathroom, 1,546 sqft
Condominium

SEASCAPE CONDO PH 7, Miramar Beach,
FL

Value-add opportunity in the heart of Seascape Resort. This 3-bedroom, 2-bath, 1,546 sq ft residence at 122 Stewart Lake Cove offers two private balconies with lake and Gulf views, steps from the beach and Seascape's amenities. Open living area, split-bedroom layout, and in-unit laundry. Priced to reflect condition, this is an honest, numbers-first listing for the buyer who sees potential rather than one who wants a staged illusion. A licensed local contractor, Destination Builders Group LLC (Lic. CGC1517400), has already scoped a full bathroom renovation at approximately \$42,000, giving buyers a real, quoted path to updating the home rather than a guess. The identical floorplan next door, Unit 279, sold for \$664,000 in July 2025 in better cosmetic condition, real documented upside for a buyer ready to execute. New HVAC installed June 2025 removes a major capital item from any renovation budget. Verified rental income history (host payout statements, 2024 through 2026) available on request for investor buyers evaluating cash flow and post-renovation projections. Nearby Grove redevelopment adds long-term neighborhood upside. Seascape Resort offers golf, tennis, resort-style pools, and deeded beach access. Sellers are motivated and realistic about condition, and this listing is built on full



transparency: what you see is what you get, and the numbers hold up under scrutiny. Bring your vision, the math already works here. Schedule your showing today. The Property: 3 bed/2 bath, 1,546 sq ft, two private balconies with lake and Gulf views, in the heart of Seascape Resort -- one of Miramar Beach's most established gated communities, with deeded beach access, golf, tennis, and resort-style pools.

The Condition: This unit needs cosmetic updating -- recent showing feedback confirmed as much, and we're not pretending otherwise. What it also has is a licensed contractor's scoped bid in hand: Destination Builders Group LLC (Lic. CGC1517400) has quoted a full bathroom renovation at approximately \$42,000, or a minimal primary-bath-only scope at \$10,788 if your buyer wants just the essential fix. That bid is available for your buyer's review.

The Comp: Unit 279, the identical floorplan two doors down, sold for \$664,000 in July 2025 -- in noticeably better cosmetic condition than this unit. That gap is the opportunity: a buyer who executes the renovation is working from a real, verified ceiling, not a hopeful one.

The Income: For investor buyers, we have three years of verified host payout statement income -- \$73,811 (2024), \$55,262 (2025), and 2026 tracking flat with 2025 through actuals plus confirmed bookings. New HVAC installed June 2025 removes one major capital item from any renovation budget. Full underwriting package, including post-renovation income projections, available on request.

The Sellers: Motivated, realistic, and easy to work with. This is a listing where full transparency works in your buyer's favor --

we'd rather you know the real numbers now
than find a surprise in due diligence.

Built in 1985

Essential Information

MLS® #	973196
Price	\$599,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,546
Year Built	1985
Type	Condominium
Sub-Type	Condominium
Style	N/A
Status	Active

Community Information

Address	122 Stewart Lake Cove Unit 278
Area	15 - Miramar/Sandestin Resort
Subdivision	SEASCAPE CONDO PH 7
City	Miramar Beach
County	Walton
State	FL
Zip Code	32550

Amenities

Utilities	Electric, Public Sewer, Public Water
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Interior

Interior Features	Vaulted Ceiling(s), Kitchen Island, Owner's Closet, Washer/Dryer Hookup
Appliances	Cooktop, Dishwasher, Dryer, Microwave, Refrigerator, Washer
Cooling	Central Air

Exterior

Exterior Features	Balcony
Windows	Plantation Shutters, Window Treatments

School Information

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

Listing Details

Listing Office	RE/MAX Coastal Properties
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