

\$1,650,000 - 1272 Scenic Gulf Drive 304, Miramar Beach

MLS® #1009609

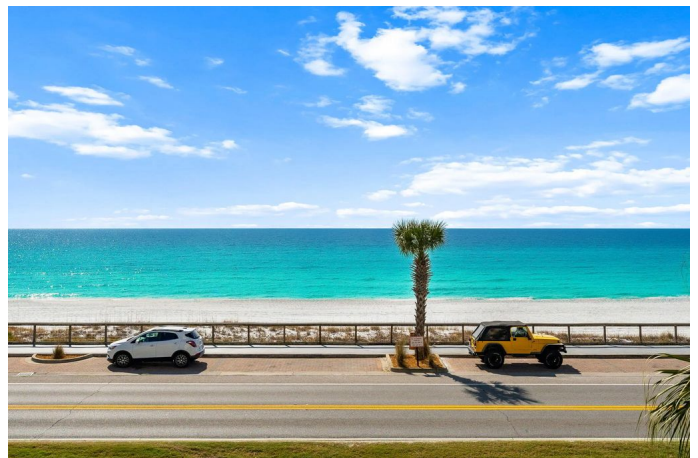
\$1,650,000

3 Bedroom, 3.00 Bathroom, 2,675 sqft
Condominium

EMPRESS (THE), Miramar Beach, FL

The Empress is gated and secure and the epitome of sophisticated coastal living. With 2675 square feet on one level and glass on every wall, your mind is blown taking in the panorama views of blue skies, aqua waters and white sandy beach. Corner unit with over 450 feet of front and rear private balconies, luxury abounds with an open floor plan. Elevator takes you to your semi-private foyer shared by only you and one other owner.

As you enter, the condo is totally open viewing front to back. Not your typical condo plan, with only 4 units per floor your expansive frontage to the gulf has dramatic views. Featuring high ceilings, tile flooring, fresh paint, remodeled bathrooms and sold fully furnished. Spacious kitchen with double pantry, granite countertops, breakfast bar and quality cabinetry. The first gulf facing master suite has doors leading to the balcony. Grand master bathroom with large soaking tub with window bringing light into the room. A separate shower, double vanity, and multiple walk in closets perfect for year round living. Your second gulf facing master features a king bed, walk in closet, dual vanities and tub/shower combo. Your second living area is set up as a fireside family room viewing the pool, lake and fitness center. Off the family room is a separate wing for the private third bedroom suite with two sets of bunks and floor to ceiling windows. Two water heaters and two HVAC systems guarantee your comfort.



Built in 1998

Essential Information

MLS® #	1009609
Price	\$1,650,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,675
Year Built	1998
Type	Condominium
Sub-Type	Condominium
Style	N/A
Status	Active

Community Information

Address	1272 Scenic Gulf Drive 304
Area	15 - Miramar/Sandestin Resort
Subdivision	EMPRESS (THE)
City	Miramar Beach
County	Walton
State	FL
Zip Code	32550

Amenities

Utilities	Electric, Gas - Natural, Public Sewer, Public Water, TV Cable, Underground
View	Gulf, Lake
Is Waterfront	Yes
Waterfront	Gulf, Lake Front
Water View	Gulf, Lake
Has Pool	Yes
Pool	In Ground

Interior

Interior Features	Breakfast Bar, Newly Painted, Owner's Closet, Pantry, Wet Bar, Woodwork Painted, Elevator
Appliances	Dishwasher, Disposal, Dryer, Microwave, Washer, Electric Water Heater
Heating	Central, Gas - Natural

Cooling	Central Air, Ceiling Fan(s)
Fireplace	Yes
Fireplaces	Fireplace Gas

Exterior

Windows	Window Treatments
Construction	Concrete

School Information

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

Listing Details

Listing Office	Newman Dailey Resort Properties
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