

\$3,200,000 - 1656 Scenic Gulf Drive, Destin

MLS® #1010256

\$3,200,000

8 Bedroom, 8.00 Bathroom, 5,749 sqft
Duplex

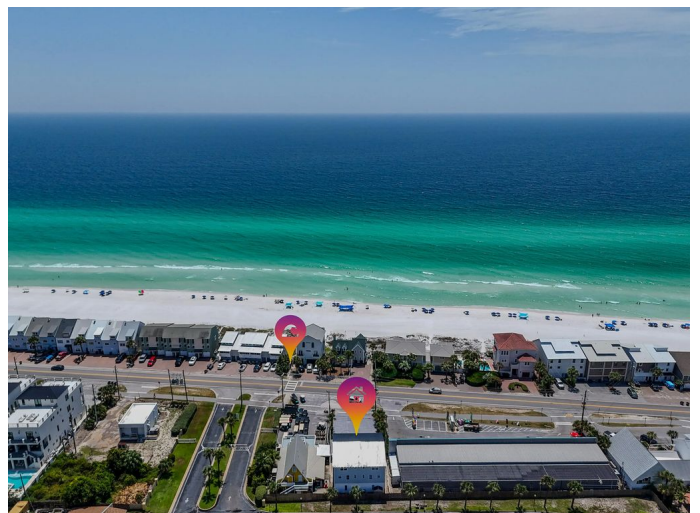
WARREN HEIGHTS, Destin, FL

Completely reimagined and extensively renovated in 2026, this Miramar Beach duplex offers two identical three story residences totaling 5,040 square feet of heated and cooled living space. With no HOA, deeded beach access directly across Scenic Gulf Drive, Gulf views, a fenced shared pool, and an updated paved driveway with on site parking, this is a rare Emerald Coast opportunity.

Each residence offers approximately 2,520 square feet with 4 bedrooms, 3 full bathrooms, and 1 half bathroom. The first floor includes two bedrooms, a full bathroom, and a spacious living area with direct pool access. One first floor bedroom in each residence features custom built bunk beds for additional sleeping accommodations.

The second floor features an open living and dining area, half bathroom, Gulf view balcony, and updated kitchen with quartz countertops, white shaker cabinetry, subway tile backsplash, stainless steel appliances, and generous storage. The third floor provides two bedrooms, two full bathrooms, and an additional Gulf view balcony.

Permitted improvements include a metal reroof, siding, doors, flooring, sheetrock, kitchens, bathrooms, water heaters, vanities, plumbing and electrical fixtures, trim, ceiling fans, lighting, paint, and refreshed exterior



amenities. This property offers exceptional flexibility for investment, multigenerational living, or a coastal retreat.

Built in 1984

Essential Information

MLS® #	1010256
Price	\$3,200,000
Bedrooms	8
Bathrooms	8.00
Full Baths	6
Half Baths	2
Square Footage	5,749
Year Built	1984
Type	Duplex
Sub-Type	Duplex
Style	Duplex
Status	Active

Community Information

Address	1656 Scenic Gulf Drive
Area	15 - Miramar/Sandestin Resort
Subdivision	WARREN HEIGHTS
City	Destin
County	Okaloosa
State	FL
Zip Code	32550

Amenities

Utilities	Electric, Public Sewer, Public Water
View	Gulf
Water View	Gulf
Has Pool	Yes
Pool	In Ground

Interior

Interior Features	Breakfast Bar, Recessed Lighting, Newly Painted, Washer/Dryer Hookup
Appliances	Dishwasher, Microwave, Refrigerator, Electric Water Heater

Heating	Central
Cooling	Central Air, Ceiling Fan(s)

Exterior

Roof	Metal
Construction	Frame, Roof Pitched, Stucco, Trim Wood
Foundation	Slab

School Information

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

Additional Information

Zoning	Resid Multi-Family
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Listing Details

Listing Office	Counts Real Estate Group Inc
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