

\$505,000 - 1952 Scenic Gulf Drive Unit 405, Miramar Beach

MLS® #1003644

\$505,000

2 Bedroom, 2.00 Bathroom, 958 sqft
Condominium

EMERALD WATERS, Miramar Beach, FL

TOP-FLOOR CORNER UNIT â€¢ GULF VIEWS â€¢ PRIVATE BEACH ACCESS â€¢ READY FOR YOUR PERSONAL TOUCH!
Enjoy the advantages of a ****TOP-FLOOR, WEST-SIDE CORNER UNIT**** with added privacy, ****NO UPSTAIRS NEIGHBORS****, abundant natural light and one of the ****BEST VIEWS AND BALCONY LOCATIONS**** in Emerald Waters. This 2-bedroom/2-bath condo sits directly across from the sugar-white sands of Miramar Beach with ****PRIVATE GATED BEACH ACCESS**** just steps away. One of the standout features is the ****TOP-FLOOR LOCATION****. In addition to greater privacy and a quieter setting, the elevated position provides ****BEAUTIFUL PARTIAL GULF VIEWS**** from the living room, dining area, kitchen and balcony. The west-side balcony is ideally positioned for shaded summer afternoons while capturing warm winter sunlight--a wonderful spot for morning coffee, evening cocktails or simply enjoying the Gulf breeze. Inside, the spacious floor plan features an ****OPEN LIVING AND DINING AREA**** with plenty of natural light. The interior has been well maintained and offers something many buyers appreciate: ****THE OPPORTUNITY TO UPDATE AND PERSONALIZE**** the condo to their own taste rather than paying a premium for someone else's renovation. Enjoy it as it is today and make improvements over time, or create your



own coastal retreat from the start. Beach days couldn't be easier. The community's ****PRIVATE GATED BEACH ACCESS**** is directly across Scenic Gulf Drive--grab your chairs and be on the sand within minutes, without searching for public beach parking. Restaurants, shopping, entertainment and beach stores are nearby, while the wide walking and biking path along Scenic Gulf Drive makes it easy to enjoy the coastal lifestyle right outside your door. Community amenities include a POOL, HOT TUB, GRILLING AREA, PICNIC AREA, PRIVATE BEACH ACCESS and ample parking. Conveniently located near golf, dining, shopping and entertainment, this condo combines the features that are difficult to change--TOP-FLOOR PRIVACY, CORNER LOCATION, GULF VIEWS AND EXCELLENT BEACH ACCESS--with the freedom to make the interior entirely your own.

Built in 2002

Essential Information

MLS® #	1003644
Price	\$505,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	958
Year Built	2002
Type	Condominium
Sub-Type	Condominium
Style	N/A
Status	Active

Community Information

Address	1952 Scenic Gulf Drive Unit 405
Area	15 - Miramar/Sandestin Resort
Subdivision	EMERALD WATERS

City	Miramar Beach
County	Walton
State	FL
Zip Code	32550

Amenities

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

Interior

Interior Features	Breakfast Bar, Owner's Closet, Split Bedroom, Washer/Dryer Hookup
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Washer, Electric Water Heater
Heating	Central
Cooling	Central Air, Ceiling Fan(s)

Exterior

Exterior Features	Balcony
Windows	Window Treatments
Roof	Metal

School Information

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

Listing Details

Listing Office	Lokation
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