

\$2,795,000 - 219 Scenic Gulf Drive 1630, Miramar Beach

MLS® #1006172

\$2,795,000

3 Bedroom, 3.00 Bathroom, 2,500 sqft
Condominium

GRAND DUNES - SOUTH TOWER, Miramar
Beach, FL

Welcome to an exceptional 16th floor Villa at Grand Dunes South Tower, offering stunning, unobstructed Gulf views. This luxurious 3 bedroom, 3 bath Villa spans approximately 2,500 square feet and showcases panoramic views of South Walton's iconic sugar-white sands and emerald waters. Notably, this Villa offers the largest floor plan available among the three-bedroom residences. Your experience begins as a semi private elevator opens into a personal and inviting entryway, setting a sophisticated tone for the elegance found within. Offered furnished and move-in ready, this Villa features timeless honed and polished Travertine flooring alongside durable scratch resistant granite countertops and bar. The kitchen is a true culinary retreat, featuring soft close cabinetry and a suite of premium stainless steel appliances. Thoughtfully designed for the home chef, it includes a five burner natural gas cooktop, GE Profile double ovens, an updated refrigerator, and a KitchenAid ice maker for effortless entertaining.

The open living area is bathed in natural light from expansive floor-to-ceiling windows that frame breathtaking Gulf views. Soaring 9.5 foot ceilings, recessed lighting, and solid wood doors enhance the sense of space and quality throughout the home.

The Primary Suite is a peaceful retreat,



offering Gulf views, tray and coffered ceilings, refined furnishings, and generous walk-in closets. The spa-inspired Primary Bath features dual vanities with custom granite countertops, beautifully crafted cabinetry, a jetted soaking tub, a dual-head shower, and a private water closet.

Additional highlights include a well-appointed laundry room with washer and dryer, custom built-in cabinetry, utility sink, custom-sized, cordless motorized blackout roller shades in the Primary Suite and Gulf front bedroom, and a recently replaced Hot Water Heater (2019) and HVAC with humidity control system (2025) for added peace of mind.

Outdoor living is elevated on the expansive Gulf front balcony, measuring approximately 350 square feet with an impressive 11 foot depth. This inviting space includes a built-in natural gas grill, stylish outdoor furnishings, and hurricane shutters ideal for enjoying coastal sunsets and ocean breezes year round.

Grand Dunes boasts exceptional amenities: ultra-quiet interiors, semi-private elevators, 24-hour security, gated entry, lush landscaping, two levels of gated underground parking, a private heated pool, an Owner's Lounge with Fitness Room, guest suites, 200' of deeded beach, a Gulf-front lagoon-style pool with a sparkling waterfall, and premium beach service.

Grand Dunes is the "Emerald Coast's Most Desired Rental Restricted Beachfront Development"

Call us today to set up your private viewing of this beautiful Villa today!

Built in 2007

Essential Information

MLS® #	1006172
Price	\$2,795,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,500
Year Built	2007
Type	Condominium
Sub-Type	Condominium
Style	N/A
Status	Active

Community Information

Address	219 Scenic Gulf Drive 1630
Area	15 - Miramar/Sandestin Resort
Subdivision	GRAND DUNES - SOUTH TOWER
City	Miramar Beach
County	Walton
State	FL
Zip Code	32550

Amenities

Utilities	Electric, Gas - Natural, Phone, Public Sewer, Public Water, TV Cable, Underground
Parking	Garage Door Opener, Guest, Garage, Covered
# of Garages	2
View	Bay, Gulf
Is Waterfront	Yes
Waterfront	Gulf
Water View	Bay, Gulf
Has Pool	Yes
Pool	Heated, In Ground

Interior

Interior Features	Breakfast Bar, Crown Molding, Vaulted Ceiling(s), Tray Ceiling(s), Kitchen Island, Recessed Lighting, Pantry, Split Bedroom, Upgraded Media Wing, Washer/Dryer Hookup
Appliances	Cooktop, Dishwasher, Disposal, Dryer, Microwave, Range Hood,

	Refrigerator, Washer, Electric Water Heater
Heating	Central, Gas - Natural
Cooling	Central Air, Ceiling Fan(s)

Exterior

Exterior Features	Outdoor Grill, Balcony, Columns, Hot Tub, Hurricane Shutters, Outdoor Shower, Sprinkler System, Tennis Court(s)
Windows	Double Pane Windows, Storm Window(s), Window Treatments
Construction	Concrete, Stucco, Steel Frame
Foundation	Foundation On Piling

School Information

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

Listing Details

Listing Office	Grand Resorts Inc
----------------	-------------------

DISCLAIMER: Information Deemed Reliable but not guaranteed. The information being provided is for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. All listings are provided courtesy of the Emerald Coast Association of Realtors, Copyright 2026, All rights reserved. Vendors Member Number : 28325
Listing information last updated on September 14th, 2026 at 5:52pm CDT