

\$2,695,000 - 221 Scenic Gulf Drive 250, Miramar Beach

MLS® #1007208

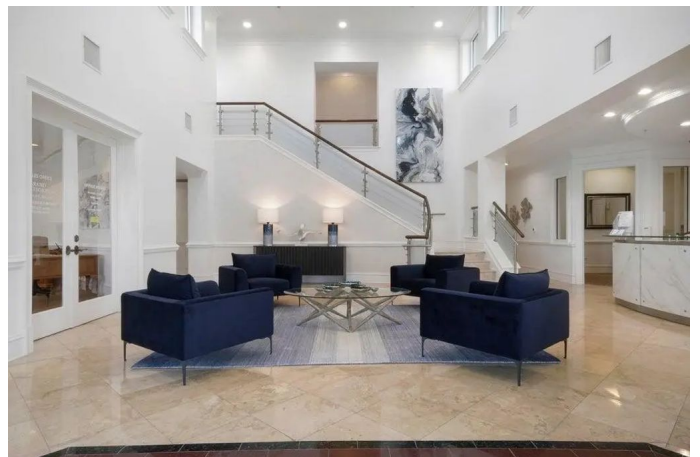
\$2,695,000

4 Bedroom, 4.00 Bathroom, 2,844 sqft
Condominium

GRAND DUNES - NORTH TOWER, Miramar
Beach, FL

In the heart of Miramar Beach, this beautifully remodeled, rental restricted condo offers an exceptional blend of luxury, comfort, and effortless coastal living. Located in Grand Dunes II, Villa 250 features 4 bedrooms, 4 bathrooms, and 2,844 square feet of thoughtfully designed living space, all complemented by breathtaking Gulf views from its prime position, offering the feel and perspective of a 4th floor elevation. Completely remodeled in 2022, this Villa has been extensively updated with a level of detail that truly sets it apart. From all new plumbing, electrical, lighting, fixtures, and fans, to remodeled bathrooms taken down to the studs, nearly every space has been reimagined with both style and function in mind. New floating LVP flooring, updated closets, fresh paint, new shades throughout, and a Moen leak detection system added in April 2026 provide both beauty and peace of mind. The Villa also features a new HVAC system installed in 2022, offering added comfort and peace of mind. The Villa is being offered with select furnishings, with exclusions.

From the moment you step into the private entry foyer, the home feels welcoming and refined. The open concept living area is filled with natural light thanks to floor to ceiling windows that frame the stunning emerald waters of the Gulf beyond. With 9.5 foot ceilings and generous gathering spaces, this



home was designed for both relaxed everyday living and memorable entertaining.

The kitchen is a true showpiece and a dream for anyone who loves to cook or host.

Reconfigured to create additional space, it now accommodates a larger island with added storage, a commercial grade Wolf dual fuel range with hood, a large Sub Zero refrigerator, new dishwasher and microwave, and a custom pantry converted from the former hallway room. Quartz surfaces were added throughout the kitchen, bar, pantry, laundry, front entry, and even the window sills, while all new soft close cabinetry and updated hardware bring a clean, elegant finish. A reverse osmosis water purification system serves the kitchen sink, refrigerator, and ice machine, and Delta touch activated faucets add a thoughtful modern touch. The added bar area with two wine refrigerators makes entertaining even more effortless.

The Primary Suite is a private retreat, offering a sitting area, beautiful ceiling detail, and reconfigured closets for improved organization and storage. The spa inspired primary bath has also been reimagined, with a redesigned tub and shower layout that enhances both comfort and style. All bathrooms have been fully remodeled with new flooring, tubs, showers, toilets, and fixtures, creating a fresh, elevated feel throughout the home.

One of the most special features of this Villa is the expansive Gulf front balcony. Spanning approximately 350 square feet and 11 feet deep, this outdoor living space is ideal for morning coffee, sunset dinners, or simply taking in the sound of the waves. Complete with a built in natural gas grill and hurricane shutters, it extends the living experience beautifully outdoors.

Grand Dunes offers: "Super Quiet Interiors", 24 hour security, gated entry, lush landscaping, 3 levels of gated underground parking for owners, grand lobby, semi-private elevators leading into your private foyer, private heated pool & hot tub, Owner's Lounge with Gulf front Fitness Room, Over-flow suites for guests, 200' of deeded beach, serene streams, majestic waterfall and a Lagoon Style Gulf front pool area with Hot Tub shared by both buildings and Beach Service.

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

Built in 2007

Essential Information

MLS® #	1007208
Price	\$2,695,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	2,844
Year Built	2007
Type	Condominium
Sub-Type	Condominium
Style	N/A
Status	Active

Community Information

Address	221 Scenic Gulf Drive 250
Area	15 - Miramar/Sandestin Resort
Subdivision	GRAND DUNES - NORTH TOWER
City	Miramar Beach
County	Walton
State	FL
Zip Code	32550

Amenities

Utilities	Community Water, Electric, Gas - Natural, Public Sewer, Public Water
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, Shelving, Split Bedroom, Washer/Dryer Hookup, Elevator
Appliances	Cooktop, Dishwasher, Disposal, Dryer, Microwave, Range Hood, Refrigerator, Washer, Electric Water Heater
Heating	Central, Heat High Efficiency, Gas - Natural
Cooling	Central Air, Ceiling Fan(s)

Exterior

Exterior Features	Outdoor Grill, Balcony, Columns, Hurricane Shutters, Pavillion/Gazebo, Outdoor Shower, Sprinkler System, Tennis Court(s)
Windows	Double Pane Windows, Window Treatments
Construction	Concrete

School Information

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

Listing Details

Listing Office	Grand Resorts Inc
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