

\$2,495,000 - 221 Scenic Gulf Drive 320, Miramar Beach

MLS® #1010725

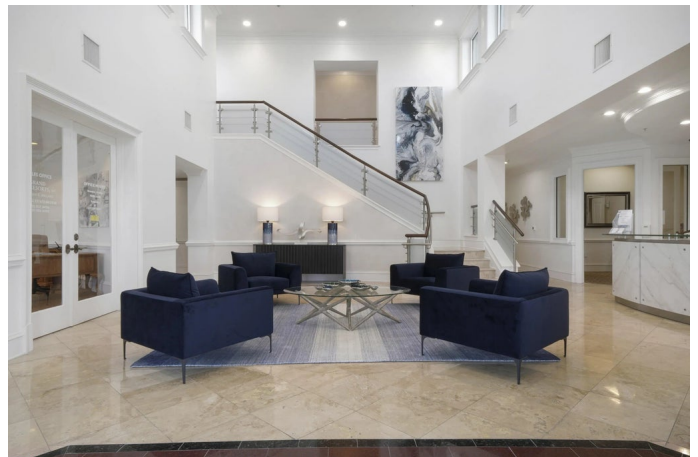
\$2,495,000

4 Bedroom, 4.00 Bathroom, 3,030 sqft
Condominium

GRAND DUNES - NORTH TOWER, Miramar
Beach, FL

Experience the ultimate beachfront lifestyle in this exquisite, rental restricted 4 bedroom, 4 bathroom Villa in the heart of Miramar Beach. Offering 3,030 square feet of living space, this beautifully maintained and inviting Villa features breathtaking Gulf views and exceptional comfort. Located on the 3rd floor of Grand Dunes II, the Villa enjoys the equivalent of a 5th floor elevation, providing fantastic views, and it is being sold furnished. It is also the largest Villa floor plan in Grand Dunes II. As you enter the Villa, you are welcomed by a spacious, open concept living area designed for both relaxation and entertaining. Floor to ceiling glass fills the living space with abundant natural light while showcasing panoramic views of the emerald green Gulf waters and the white sandy beaches. Travertine flooring extends throughout the private foyer, living areas, kitchen, dining room, hallways, and baths, adding warmth, elegance, and a refined coastal feel throughout the home.

The gourmet kitchen is beautifully appointed with high end stainless steel appliances, a 5-burner natural gas cooktop, soft close drawers, granite countertops and bar seating, and custom painted cabinetry. Additional features include 9.5 foot ceilings, peaceful interiors, solid wood interior doors, and oversized glass designed to maximize the stunning Gulf views.



The primary suite offers a spacious and serene retreat with dual walk in closets, tray and coffered ceilings, and a sitting area. The primary bath is equally impressive with dual granite vanities and soft close drawers, a separate dual head shower, a jetted soaking tub with travertine surround, and a separate water closet.

Step onto the expansive Gulf front balcony and take in the breathtaking views of the water. With over 350 square feet of outdoor space, an 11 foot depth, a built in natural gas grill, and hurricane shutters, the balcony provides an exceptional setting to enjoy sunrise mornings and relaxing sunset evenings over the Gulf.

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, Overflow 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!

Call us today to schedule your private viewing of this gorgeous Villa!

Built in 2007

Essential Information

MLS® #	1010725
Price	\$2,495,000

Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	3,030
Year Built	2007
Type	Condominium
Sub-Type	Condominium
Style	N/A
Status	Active

Community Information

Address	221 Scenic Gulf Drive 320
Area	15 - Miramar/Sandestin Resort
Subdivision	GRAND DUNES - NORTH 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	Guest, Garage, Covered
# of Garages	2
View	Gulf
Is Waterfront	Yes
Waterfront	Gulf
Water View	Gulf
Has Pool	Yes
Pool	Heated, In Ground

Interior

Interior Features	Breakfast Bar, Bookcases, 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, Double Oven, Washer, Electric Water Heater
Heating	Heat Pump, Central, Heat High Efficiency, Gas - Natural
Cooling	Central Air, Ceiling Fan(s)

Exterior

Exterior Features	Outdoor Grill, Balcony, Columns, Hot Tub, Hurricane Shutters, Lawn Pump, Pavillion/Gazebo, Outdoor Shower, Sprinkler System, Tennis Court(s)
Windows	Double Pane Windows, Storm Window(s), Plantation Shutters, 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
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