

\$3,199,999 - 221 Scenic Gulf Drive Unit 1020, Miramar Beach

MLS® #1007747

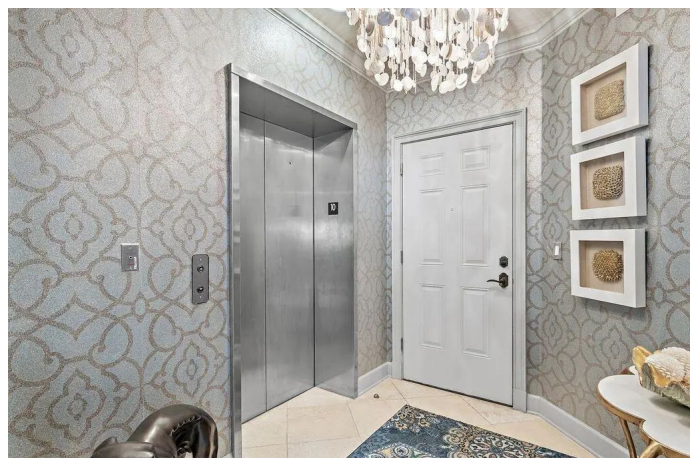
\$3,199,999

4 Bedroom, 4.00 Bathroom, 3,030 sqft
Condominium

GRAND DUNES - NORTH TOWER, Miramar
Beach, FL

Discover an exceptional Gulf-front retreat in this stunning 10th-floor east-end villa at Grand Dunes II, where sweeping views of South Walton's emerald waters and sugar-white beaches await you! Designed with contemporary-chic interiors by a renowned local designer, this 4-bedroom, 4-bath residence offers 3,030 square feet of beautifully appointed living space and is among the largest villas in the complex. From the moment you arrive through the private foyer, the home reflects thoughtful design, elevated finishes, and an uncompromising attention to detail.

The open-concept gourmet kitchen is designed for both effortless entertainment and refined daily living. It features top-of-the-line stainless steel appliances, a five-burner natural gas cooktop, double ovens, an icemaker, custom granite countertops, and custom cabinetry enhanced with upgraded hardware. Throughout the villa, 9.5-foot ceilings, curated artwork, wallpaper accents, designer lighting, and custom draperies create a sophisticated coastal atmosphere. The living area includes an 85-inch HD TV with Sonos surround sound, while each bedroom is thoughtfully finished with custom bedding, draperies, and flooring. Additional features include travertine floors in the foyer, living area, dining room, kitchen, and baths; custom



area rugs; and a central vacuum system for added convenience. The Primary Suite offers a serene Gulf-front escape with an 8-foot interior door, expansive water views, a comfortable seating area, his-and-her walk-in closets, custom flooring, and elegant furnishings and accessories. The fully renovated primary bath is equally impressive, featuring a soaking tub beneath a designer chandelier with an arctic ledger tile surround, a separate dual-head shower, custom soft-close vanities, VitroA porcelain sinks, custom flooring, and a private water closet.

Outdoors, the oversized Gulf-front balcony expands the living space with more than 350 square feet for relaxing, dining, or entertaining. Beautiful furnishings, a built-in natural gas grill, and hurricane shutters make this spacious balcony both inviting and practical.

Grand Dunes provides an outstanding collection of resort-style amenities, including gated entry with 24-hour security, lush landscaping, three levels of gated underground owner parking, a grand lobby, semi-private elevators to your private foyer, a private heated pool and hot tub, an owner's lounge with a Gulf-front fitness room, overflow suites for guests, 200 feet of deeded beach, a majestic waterfall, and a lagoon-style Gulf-front pool area with a hot tub shared by both buildings, plus beach service.

This tranquil Gulf-front oasis, offered turnkey with only a few personal items excluded, delivers a rare combination of privacy, design, and resort-style living in one of South Walton's premier beachfront communities.

Built in 2007

Essential Information

MLS® #	1007747
Price	\$3,199,999
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 Unit 1020
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, Public Sewer, Public Water, TV Cable, Underground
Parking	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	Central Vacuum, Crown Molding, Vaulted Ceiling(s), Tray Ceiling(s), Kitchen Island, Recessed Lighting, Pantry, Split Bedroom, Wallpaper, Washer/Dryer Hookup, Elevator
Appliances	Cooktop, Dishwasher, Disposal, Dryer, Microwave, Double Oven, Refrigerator, Washer, Electric Water Heater
Heating	Heat Pump, Central, Heat High Efficiency, Gas - Natural
Cooling	Central Air

Exterior

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

School Information

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

Listing Details

Listing Office	Real Estate Empowered LLC
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