

\$529,000 - 2606 Scenic Gulf Drive 1213, Miramar Beach

MLS® #996856

\$529,000

2 Bedroom, 2.00 Bathroom, 840 sqft
Condominium

MARAVILLA CONDO 3, Miramar Beach, FL

PRIVATE BEACHFRONT Resort -Maravilla is one of the very few Resorts that is Pet Friendly for Rental Guests. Maravilla OWNS the beachfront land; all guests have access to PRIVATE BEACH. Well-run HOA with Solid financials. Renovated with over \$100K in updates (done right)!

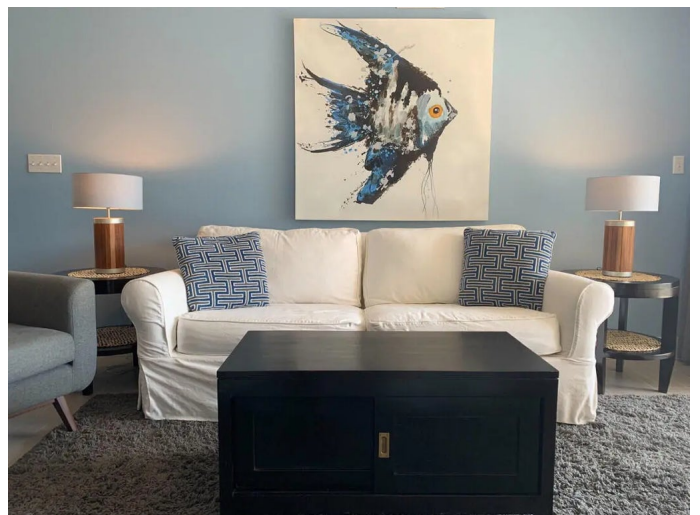
The condo is a GREAT rental INVESTMENT! Rented on a short-term basis for over 13 years. Over the past 5 years, it consistently grossed between \$50-77K in gross rental income (rent-line only, no cleaning fees or taxes included in that figure!) Comes with 2026 Rentals on the books!

It's a low-density resort--only 4 stories means fewer people on the beach! It has over 300 linear feet of PRIVATE beach and seasonal beach service available.

This is a turn-key, fully furnished, decorated, equipped and rental ready. It is fully renovated with all new ceramic tile throughout, new wood kitchen cabinets (not particle board), granite, New bathroom vanities, turnkey furnishings.

Also notable, Maravilla has completed all of its inspection on structural and balconies--fully inspected and repaired. Since this was all done and we paid the special assessments, so the new buyers should be insulated from huge special assessments in the near future.

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Disclaimer. There have been a few updates in the decor since the photos were taken. Some personal items and artwork do NOT convey.

Built in 1997

Essential Information

MLS® #	996856
Price	\$529,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	840
Year Built	1997
Type	Condominium
Sub-Type	Condominium
Style	N/A
Status	Active

Community Information

Address	2606 Scenic Gulf Drive 1213
Area	15 - Miramar/Sandestin Resort
Subdivision	MARAVILLA CONDO 3
City	Miramar Beach
County	Walton
State	FL
Zip Code	32550

Amenities

Utilities	Electric, Public Sewer, Public Water, TV Cable
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Interior

Interior Features	Pantry
Appliances	Dishwasher, Disposal, Dryer, Refrigerator, Washer
Heating	Central

Cooling Central Air

Exterior

Exterior Features Balcony
Construction Block, Concrete

School Information

Elementary Van R Butler
Middle Emerald Coast
High South Walton

Listing Details

Listing Office Flatfee.Com

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