

\$498,900 - 2606 Scenic Gulf Drive Unit 1111, Miramar Beach

MLS® #1013012

\$498,900

3 Bedroom, 2.00 Bathroom, 1,040 sqft
Condominium

MARAVILLA CONDO 1, Miramar Beach, FL

Welcome to Maravilla 1111, a beautifully furnished ground-floor 3-bedroom, 2-bath condo offering easy beach living in one of Miramar Beach's popular gated communities. Located in Building 1, this well-positioned unit provides convenient first-floor access with no stairs or elevators, nearby parking, and a covered patio overlooking a quiet grassy area. The private beach access is just across Scenic Gulf Drive, making the sugar-white sand and Gulf waters an easy walk from the condo. Offered fully furnished and rental-ready, the condo features coastal furnishings, tile flooring throughout the main living areas, keyless entry, and an in-unit washer and dryer. The flexible floor plan includes a king primary suite with private bath, a queen guest bedroom, and a third bedroom, providing comfortable accommodations for owners and vacation guests alike.

Recent improvements include a brand-new HVAC system installed in 2025 with a 10-year warranty, along with a 2019 water heater. The property is currently positioned as a short-term rental, with projected annual gross rental income of approximately \$45,000-\$50,000. Maravilla owners and guests enjoy access to more than 500 feet of private deeded beach, two swimming pools including one seasonally heated, a hot tub, tennis and pickleball courts, fitness center, clubhouse, and gated access. With the beach access located directly across



Scenic Gulf Drive, enjoying a day along the Gulf is simple and convenient. This location also allows you to enjoy some of Miramar Beach's favorite restaurants and attractions, including Pompano Joe's, Captain Dave's, The Whale's Tail, Silver Sands Premium Outlets, Destin Commons, golf, shopping, and the Scenic Gulf Drive walking and biking path. Whether you are searching for a beach getaway, second home, or investment property with short-term rental appeal, Maravilla 1111 offers ground-floor convenience, desirable amenities, and an easy walk to the sugar-white sand and emerald waters of the Gulf.

Built in 1997

Essential Information

MLS® #	1013012
Price	\$498,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,040
Year Built	1997
Type	Condominium
Sub-Type	Condominium
Style	N/A
Status	Active

Community Information

Address	2606 Scenic Gulf Drive Unit 1111
Area	15 - Miramar/Sandestin Resort
Subdivision	MARAVILLA CONDO 1
City	Miramar Beach
County	Walton
State	FL
Zip Code	32550

Amenities

Utilities	Community Sewer, Community Water, Electric, Public Sewer, TV Cable
View	Gulf
Water View	Gulf

Interior

Interior Features	Breakfast Bar, Recessed Lighting, Pantry, Washer/Dryer Hookup
Appliances	Dishwasher, Dryer, Microwave, Range Hood, Washer, Electric Water Heater
Heating	Central
Cooling	Central Air, Ceiling Fan(s)

Exterior

Exterior Features	Sprinkler System
Roof	Metal
Construction	Block, Foundation Off Grade, Stucco, Trim Vinyl

School Information

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

Listing Details

Listing Office	Counts Real Estate Group Inc
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