

\$719,000 - 2606 Scenic Gulf Drive Unit 2303, Miramar Beach

MLS® #994887

\$719,000

2 Bedroom, 2.00 Bathroom, 832 sqft
Condominium

MARAVILLA CONDO Building 2, Miramar Beach, FL

Welcome to this beautiful 3rd-floor Gulf-front unit in the highly sought-after Maravilla Building #2, offering unobstructed, panoramic views of the Emerald Coast's sugar-white beaches. Enjoy breathtaking Gulf views from the living room, master bedroom, kitchen, and private balcony--the perfect spot for morning coffee or sunset cocktails.

This turnkey, fully furnished condo has been thoughtfully updated with granite countertops, upgraded cabinetry, tile flooring throughout, making ownership effortless from day one.

Whether you're looking for a primary residence, vacation home, or income-producing investment, this unit is ready to perform. The current rental manager is in place and may continue with the new owner, offering immediate rental income potential. Maravilla is known as one of the most family- and pet-friendly communities on the Emerald Coast, featuring resort-style amenities, including:

Private deeded beach access to pristine sugar-white sands,

Two sparkling community pools, one heated seasonally, Hot tub for ultimate relaxation, Brand-new barbecue and picnic area, and Tennis courts for active enjoyment. The location is unbeatable. Enjoy close proximity to area shopping and local dining favorites, with Silver Sands Premium Outlets just



approximately 3 miles away, featuring over 100 designer and brand-name stores. Outdoor enthusiasts will love the Miramar Beach Walking Trail, a popular 3-mile paved, flat, and wheelchair-accessible path perfect for walking, jogging, or biking. Running along Scenic Gulf Drive, the trail offers coastal views, beach access, nearby restaurants, and a safe, sunny route with shaded areas along the way. Beautifully decorated, impeccably maintained, and rental-ready, this Gulf-front condo is a rare opportunity to own in one of Maravilla's most desirable buildings. Come see why Maravilla continues to be a favorite along the Emerald Coast! Rental income 2023-\$59,903, 2024-\$65,955, 2025-\$46,401 (unit blocked for 2 Months during exterior building work) 2026-\$22,500 booked YTD as of Feb 9th 2026. All information is believed to be correct but must be verified by buyer to buyers satisfaction.

Built in 1996

Essential Information

MLS® #	994887
Price	\$719,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	832
Year Built	1996
Type	Condominium
Sub-Type	Condominium
Style	N/A
Status	Active

Community Information

Address	2606 Scenic Gulf Drive Unit 2303
Area	15 - Miramar/Sandestin Resort
Subdivision	MARAVILLA CONDO Building 2

City	Miramar Beach
County	Walton
State	FL
Zip Code	32550

Amenities

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

Interior

Interior Features	Breakfast Bar, Owner's Closet, Washer/Dryer Hookup
Appliances	Dishwasher, Disposal, Dryer, Microwave, Range Hood, Refrigerator, Washer
Heating	Central
Cooling	Central Air, Ceiling Fan(s)

Exterior

Exterior Features	Balcony
Roof	Metal
Construction	Stucco
Foundation	Slab

School Information

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

Listing Details

Listing Office	Shore Dreams Realty LLC
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Listing information last updated on September 4th, 2026 at 1:07pm CDT