

\$595,000 - 2800 Scenic Gulf Drive Unit 18, Miramar Beach

MLS® #1003278

\$595,000

2 Bedroom, 3.00 Bathroom, 1,310 sqft
Townhouse on 0.02 Acres

GULF WINDS EAST PH 1, Miramar Beach, FL

ATTENTION INVESTORS: 150 STEPS FROM YOUR FRONT DOOR TO DEEDED/PRIVATE BEACH! \$50k rental history in 2025, on pace to match or exceed that figure in 2026. Rental projections from 3 local management companies in excess of \$50k to match! Located in the Gulf Winds East community, this beautiful townhome offers the perfect blend of comfort and investment potential. The unit is less than 40 feet from the community pool and features deeded beach access right across the street. The unit is offered fully furnished and is turnkey ready. The first floor features tile flooring throughout and an inviting living area highlighted by shiplap accent walls and a built-in dry bar. The kitchen boasts granite countertops, stainless steel appliances, and a classic subway tile backsplash. A convenient half bath with stacked washer and dryer, dedicated dining area, and covered back patio with outdoor storage complete the downstairs living space. Upstairs, luxury vinyl plank flooring runs throughout both bedrooms, each offering its own ensuite bathroom and private covered balcony. The primary suite features a beautifully tiled floor-to-ceiling walk-in shower, while the guest suite includes a shower/tub combo. Whether you're searching for a full-time residence, vacation getaway, or income-producing investment property, this Gulf Winds East townhome offers an



exceptional opportunity.

Located in Miramar Beach off of Scenic Gulf Drive (Or Old 98) you are close to everything! Easily walk, peddle, cart, or drive to entertainment and dining such as Kenny D's, Captain Daves on the Gulf, Pompano Joe's, Crab Shack, Silver Sands Outlet Mall, and much more.

Built in 1980

Essential Information

MLS® #	1003278
Price	\$595,000
Bedrooms	2
Bathrooms	3.00
Full Baths	3
Square Footage	1,310
Acres	0.02
Year Built	1980
Type	Townhouse
Sub-Type	Townhouse
Style	Townhome
Status	Active

Community Information

Address	2800 Scenic Gulf Drive Unit 18
Area	15 - Miramar/Sandestin Resort
Subdivision	GULF WINDS EAST PH 1
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	Owner's Closet, Woodwork P
Appliances	Dishwasher, Dryer, Washer,
Heating	Central
Cooling	Central Air
# of Stories	2



Exterior

Exterior Features	Balcony
Lot Description	Within 1/2 Mile to Water
Windows	Window Treatments
Roof	Metal
Construction	Block, Stucco, Wood Siding
Foundation	Slab

School Information

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

Additional Information

Zoning	Resid Multi-Family
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Listing Details

Listing Office	Gulf Realty 30A LLC
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