

\$319,900 - 2830 Scenic Gulf Drive 120, Miramar Beach

MLS® #1011271

\$319,900

1 Bedroom, 1.00 Bathroom, 587 sqft
Condominium

GULFVIEW 2 CONDO PH 2, Miramar Beach,
FL

Steps from the sugar-white sand and emerald waters of the gulf, this updated ground-floor condo offers an appealing combination of beach access, guest-friendly accommodations and investment potential. Offered as the lowest-priced unit currently available in the building, the one-bedroom, one-bath residence features brand-new furnishings, convenient access to community amenities and deeded gated beach access directly across Scenic Gulf Drive. Designed to comfortably accommodate up to six guests, the condo makes efficient use of its space with a private bedroom, two hallway bunks and a sleeper sofa in the living room. Its ground-floor position provides easy access without stairs or elevators, while the community pools and grilling area are nearby for easy days outdoors. Significant exterior improvements add another layer of value. The building is undergoing a comprehensive refresh that includes balcony and door improvements along with repainting of the entire building, with the associated costs already paid. Lower HOA dues further enhance the property's appeal for buyers seeking a coastal getaway or income-producing investment. Private gated beach access makes reaching the shoreline simple, while the surrounding stretch of Scenic Gulf Drive offers a variety of dining options within close proximity, including Captain Dave's and Pompano Joe's. The property's location allows owners and guests to enjoy the



beach, dining and recreation without sacrificing convenience. For investors, projected annual gross rental revenue of approximately \$54,000 to \$67,000 underscores the property's income potential. With flexible sleeping accommodations, new furnishings, desirable community amenities and major building improvements already funded, this well-positioned condo offers an accessible entry point into coastal ownership near the gulf.

Built in 1995

Essential Information

MLS® #	1011271
Price	\$319,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	587
Year Built	1995
Type	Condominium
Sub-Type	Condominium
Style	N/A
Status	Active

Community Information

Address	2830 Scenic Gulf Drive 120
Area	15 - Miramar/Sandestin Resort
Subdivision	GULFVIEW 2 CONDO PH 2
City	Miramar Beach
County	Walton
State	FL
Zip Code	32550

Amenities

Utilities	Electric, Phone, Public Sewer, Public Water, TV Cable
Has Pool	Yes
Pool	Heated, In Ground

Interior

Interior Features	Breakfast Bar, Hallway Bunk Beds
Appliances	Cooktop, Dishwasher, Disposal, Microwave, Electric Water Heater
Heating	Central
Cooling	Central Air, Ceiling Fan(s)

Exterior

Exterior Features	Outdoor Grill, Outdoor Shower
Windows	Window Treatments
Roof	Composite Shngl
Construction	Frame, Siding EIFS, Stucco, Trim Aluminum

School Information

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

Listing Details

Listing Office	Scenic Sotheby's International Realty
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