

\$389,900 - 293 Sunset Bay Unit 29b, Miramar Beach

MLS® #969085

\$389,900

2 Bedroom, 2.00 Bathroom, 1,110 sqft
Condominium

SEASCAPE CONDO GARDEN VILLA,
Miramar Beach, FL

Priced to move fast in one of Seascape Resort's most walkable garden villa locations, this ground-floor 2-bedroom, 2-bath condo puts you steps from the pool, a short stroll to the beach, and below recent comparable sales for this exact floorplan in the resort. With no stairs to climb, it is an easy, convenient layout for owners and renters alike. At 1,110 square feet, the open living and dining area leads to a private, covered patio overlooking the golf course, quiet, shaded, and ideal for morning coffee or an evening unwind after a day at the beach. The primary bathroom was fully renovated with all-new plumbing, fixtures, and finishes, giving peace of mind on one of the areas that matters most in coastal ownership. The kitchen was previously updated with modern cabinetry and appliances, and the unit comes fully furnished and ready to use as a second home, primary residence, or income-producing rental. Documented owner net rental income has ranged from \$32,995 to \$42,920 over the past three years, details available upon request. Seascape Resort is a gated community offering five resort-style pools, eight tennis courts, pickleball courts, a golf course, and deeded private beach access, plus the on-site Whale's Tail restaurant, Seascape Towne Centre shopping and dining, and the amphitheater, home to the popular Moon Crush concert series. One of the most competitively priced 2BR/2BA units of this size in Seascape. Motivated seller, bring your offer.



Property Snapshot

" 2 Bed / 2 Bath, 1,110 sq ft, ground floor, no stairs

" Fully furnished, turnkey

" Private covered patio, golf course view

" Primary bath: full renovation, all-new plumbing and finishes

" Kitchen: previously updated cabinetry, countertops, appliances

" HOA: quarterly assessment, includes water, trash, cable, internet, ground keeping, master association, security, sewer, legal

" Short-term rentals permitted

Market Position

" List price is below the \$373-397/sqft range recently achieved by comparable updated twin-floorplan units in Seascape

" Comparable sold units for reference: 159 Sunset Bay #23A -- sold \$435,000 (Dec 2025)

" 283 Sunset Bay #28C -- sold \$415,000 (Mar 2026)

" 764 Seascape #16D -- sold \$412,000 (Nov 2025, 12 days on market)

Financial Notes -- Verified (Source: Seller-Provided Cost to Own Sheet + Seller Interview)

" Documented owner net rental income: \$42,920 (2022), \$32,995 (2023), \$34,232

(2024). Three-year average: ~\$36,700/year.
Data predates the 2025-2026 season; request an updated statement from the rental program for the most current figures.

" Seller confirms these net figures are already after sales/bed tax remittance (~20% of gross).

Estimated gross rental revenue:

~\$41,000-\$54,000/year, averaging

~\$45,900/year across the three years.

" Self-management caveat: the seller books and manages the rental themselves -- no third-party management commission has been deducted from the net figures above. A buyer who intends to self-manage can reasonably expect similar economics. A buyer who plans to hire a property manager should underwrite a further reduction for that management fee, since this seller simply didn't pay one.

" Documented annual carrying costs:

Seascape Master Association \$943.77/quarter

+ COA Phase 3 \$1,394.23/quarter

(\$9,352/year combined), property taxes

\$3,055.42/year (2024), electricity

~\$1,800/year. Total operating expenses:

\$14,207.42/year.

" Bottom line for underwriting, confirmed directly with the seller: net rental income does not yet have HOA dues, property taxes, or electricity deducted -- the owner pays those separately out of pocket after collecting rental income. True owner profit nets the two figures against each other: average ~\$22,500/year, or ~5.8% unlevered yield on the current \$389,900 ask. This is a confirmed number, not an inference -- safe to use directly with a buyer's agent.

" Seller is motivated and open to a fast, clean closing timeline

" Buyer's agent commission: 2.5% co-op, confirmed

Buyer Persona -- Who This Property Actually Wins

This unit is not well positioned to compete for the lifestyle buyer cross-shopping against Seascape's nicest, most-updated inventory -- it will lose that comparison on finish level alone.

It is well positioned for a documented-cash-flow investor buyer: someone comparing yield across short-term rental condos, who values a verifiable income history over granite countertops, and for whom ground-floor no-stairs access (easier for renters with beach gear) and a price already below the twin-floorplan comp band are real decision factors. Direct buyer's-agent outreach and any paid promotion should lean toward this audience rather than a general lifestyle search.

Talking Points for Buyer's Agents

" This is the value entry point into this floorplan in Seascape right now -- not the flashiest unit, the smartest number.

" Ground floor means zero stairs and zero elevator wait -- an underrated differentiator for older buyers, renters with luggage, and quick beach access.

" New plumbing behind the primary bath wall is a genuine long-term win most buyers never think to ask about until it's already a problem elsewhere.

" This development is currently a buyer's market (~7 months of supply); this unit is priced meaningfully below the pack, a real

argument for a value-driven buyer.

Built in 1978

Essential Information

MLS® #	969085
Price	\$389,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,110
Year Built	1978
Type	Condominium
Sub-Type	Condominium
Style	N/A
Status	Active

Community Information

Address	293 Sunset Bay Unit 29b
Area	15 - Miramar/Sandestin Resort
Subdivision	SEASCAPE CONDO GARDEN VILLA
City	Miramar Beach
County	Walton
State	FL
Zip Code	32550

Amenities

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

Interior

Appliances	Dishwasher, Microwave, Electric Water Heater
Heating	Central
Cooling	Central Air

Exterior

Windows	Window Treatments
Construction	Frame, Wood Siding, Trim Wood

School Information

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

Listing Details

Listing Office	RE/MAX Coastal Properties
----------------	---------------------------

DISCLAIMER: Information Deemed Reliable but not guaranteed. The information being provided is for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing.All listings are provided courtesy of the Emerald Coast Association of Realtors, Copyright2026, All rights reserved.Vendors Member Number : 28325
Listing information last updated on September 4th, 2026 at 5:08pm CDT