

\$1,099,800 - 4722 Westwinds Drive 4722, Miramar Beach

MLS® #989428

\$1,099,800

2 Bedroom, 2.00 Bathroom, 1,090 sqft
Condominium

WESTWINDS AT SANDESTIN CONDO,
Miramar Beach, FL

GENERATING 30% MORE INCOME THAN OTHER UNITS WITH \$81,508 ACTUAL 2024 RENTAL INCOME, ENJOY IMMEDIATE CASH FLOW! Smart money chases the highest return, NOT the highest view. Own a property that works for you from day one. Ideally located on the 3rd Floor, enjoy the convenience of skipping elevators & stepping right into your beach getaway. Its beautiful, professionally decorated interior is designed for comfort & functionality. Blending luxury living w/PROVEN rental performance, this fantastic condo offers you the Coastal lifestyle you've dreamed of. Start your day w/a walk on the beach, work out at the fitness center & then head out for a pickle ball match just moments away. Unwind w/a sunset cocktail on your private balcony overlooking the turquoise waves, and cap it off w/dinner at Baytowne Wharf. A palette of coastal pale blues that perfectly compliment your Gulf vistas beyond, you'll be captivated by the thoughtful renovations w/LVP flooring throughout, and a beautiful, white kitchen w/quartz counters, large eating bar & NEW SS appliances. A distinctive, tiled backsplash elevates the space. The master suite, in calming shades of blue, provides a tranquil setting and Gulf views from its private balcony. An elegant white, wood trimmed wall accents the spacious, 2nd bedroom.

Whether a primary residence, 2nd beach



home or short-term rental property, begin enjoying your coastal retreat IMMEDIATELY, as the turn-key professional interior design extends throughout every room creating cohesive, luxurious spaces. In addition to the caged storage area in the underground parking lot, this unit also has a 2ND STORAGE UNIT located in the hall near the front door.

Located within the renowned Sandestin Resort, the private beach, Gulf side pool, kiddie pool, spa and fitness center are a short walk or golf cart ride away. Gulf enthusiasts will appreciate the proximity to world-class courses, while tennis & pickle ball players can perfect their game on courts nearby.

The legendary Baytowne Wharf, with its charming attractions, restaurants & special events lies just a short golf cart ride away. This pedestrian-friendly village creates a sense of community while offering entertainment options for all ages, from family-friendly festivals to sophisticated evening dining experiences.

Publix super market at Grand Boulevard ensures that grocery shopping remains effortless, while Grand Boulevard's fantastic restaurants & boutique shops offer endless opportunities for dining and retail therapy.

Providing peace of mind to owners regarding structural integrity & safety standards, Westwinds has successfully passed the milestone & SIRS inspections and recently replaced all 4 elevators. In addition, the complex maintains strong reserves for any future projects.

This exquisite property embodies a lifestyle choice that prioritizes both luxury and financial prudence. Its combination of: ideal 3rd floor

location w/elevated Gulf & foliage views
without the long elevator wait, stunning
interior, 4-seat golf cart WITH dedicated golf
cart parking spot, PROVEN 30% HIGHER
RENTAL HISTORY THAN OTHER UNITS,
and access to world class amenities provides
the perfect foundation for your coastal dreams.

Enjoy the Sandestin coastal lifestyle at its
finest--vibrant, effortless & unforgettable.

Built in 1998

Essential Information

MLS® #	989428
Price	\$1,099,800
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,090
Year Built	1998
Type	Condominium
Sub-Type	Condominium
Style	N/A
Status	Active

Community Information

Address	4722 Westwinds Drive 4722
Area	15 - Miramar/Sandestin Resort
Subdivision	WESTWINDS AT SANDESTIN CONDO
City	Miramar Beach
County	Walton
State	FL
Zip Code	32550

Amenities

Utilities	Electric, Public Sewer, Public Water, TV Cable
Parking	Garage
View	Gulf

Is Waterfront	Yes
Waterfront	Gulf
Water View	Gulf

Interior

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

Exterior

Exterior Features	Balcony
Windows	Window Treatments
Roof	Metal
Construction	Concrete, Stucco

School Information

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

Listing Details

Listing Office	RE/MAX Coastal Properties
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