

\$489,900 - 5002 S Sandestin Boulevard 6131, Miramar Beach

MLS® #1012998

\$489,900

2 Bedroom, 2.00 Bathroom, 1,204 sqft
Condominium

LUAU II, Miramar Beach, FL

FIRST-FLOOR LUAU LOCK-OFF WITH OVERSIZED PATIO AND DIRECT ACCESS TO THE BEACH ACCESS WALKWAY! This unique 2BR/2BA lock-off residence in Luau Phase II combines a desirable first-floor location, exceptional outdoor space, and flexible rental options.

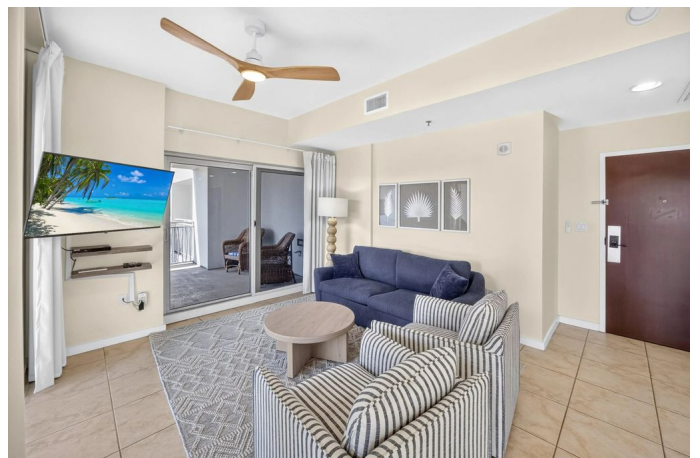
Convenient ground-level positioning with direct exterior access and no elevator required.

DIRECT BEACH ACCESS ROUTE: An exterior exit located near the residence connects directly to the beach access walkway.

OVERSIZED PATIO: Expansive ground-level outdoor living area offering considerably more space than a traditional balcony.

LOCK-OFF VERSATILITY: Flexible floor plan can be configured as a full 2BR/2BA residence, a 1BR/1BA suite, or a separate studio, providing multiple options for personal use and rental configurations.

RESORT AMENITIES: Luau features a resort-style swimming pool, fitness center, and beautifully maintained grounds, with convenient access to the sugar-white sand beaches of the Emerald Coast and the many amenities of Sandestin Golf and Beach



Resort.

With its first-floor location, oversized patio, versatile lock-off design, and convenient beachside setting, this residence presents an exceptional opportunity for a coastal retreat, rental property, or combination of both. As an introduction to the Sandestin lifestyle, we invite our new owners to explore amenities that make Sandestin special. The listing brokerage and seller(s) are presenting the buyer(s) of this property with (2) 90-minute rounds of Tennis court time, a golf foursome at one of our three championship courses, and a round of golf for up to four (4) players at the unrivaled Burnt Pine Golf Club.

Sandestin Golf and Beach Resort features more than seven miles of beaches and pristine bay front, four championship golf courses, 15 world-class tennis courts, a 226-slip marina, a fitness center, spa and celebrity chef dining. Shop, dine and play at the charming pedestrian village, The Village of Baytowne Wharf and more. Inside the gates of the resort, residents enjoy a balanced lifestyle of high-class living, spanning the 2,400 acres from the beach to the bay. Everything within the gates of the resort is accessible by golf cart or bicycle. The entire resort is interconnected by miles of pedestrian, bike and golf cart paths that weave through groves of live oaks, meandering past natural lagoons, fountains, man-made lakes, and meticulously landscaped fairways.

Built in 2006

Essential Information

MLS® #	1012998
Price	\$489,900
Bedrooms	2
Bathrooms	2.00

Full Baths	2
Square Footage	1,204
Year Built	2006
Type	Condominium
Sub-Type	Condominium
Style	N/A
Status	Active

Community Information

Address	5002 S Sandestin Boulevard 6131
Area	15 - Miramar/Sandestin Resort
Subdivision	LUAU II
City	Miramar Beach
County	Walton
State	FL
Zip Code	32550

Amenities

Utilities	Electric, Public Sewer, Public Water, TV Cable
Parking	Garage
View	Gulf
Water View	Gulf
Has Pool	Yes
Pool	In Ground

Interior

Interior Features	Breakfast Bar, Recessed Lighting, Lock Out, Newly Painted
Appliances	Cooktop, Dishwasher, Disposal, Dryer, Microwave, Refrigerator, Washer, Electric Water Heater
Heating	Central
Cooling	Central Air

Exterior

Exterior Features	Outdoor Grill, Balcony, Hot Tub
Construction	Stucco

School Information

Elementary	Van R Butler
Middle	Emerald Coast

High

South Walton

Listing Details

Listing Office

The Agency Northwest Florida Beaches

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