

\$374,000 - 5002 S Sandestin Boulevard 6328, Miramar Beach

MLS® #1005751

\$374,000

1 Bedroom, 1.00 Bathroom, 752 sqft
Condominium

LUAU II, Miramar Beach, FL

Located on the south side of Sandestin Golf and Beach resort, Luau 6328 has been recently been updated and boasts an exceptional rental history Seller NET RENTAL INCOME for 2025 is \$47,684 & That's AFTER cleaning fees, HOA dues, SOA dues, power, linens/expenses and taxes off the gross income - If you're looking for your next income producing rental, look no further! Unit 6328 is completely turn-key, and rental ready, -offered fully furnished and decorated, to include an in-unit washer and dryer, new coastal inspired furnishings, linens along with kitchen and beach essentials. This 1 bedroom, 1 bathroom condo exudes coastal charm with new furnishings, and decor. Luau 6328 also offers beautiful sunset facing views of the resort, lagoon pool, and peek-a-boo views of the Gulf from your living room and private balcony. Luxury vinyl plank flooring throughout the condo gives you a touch of sophistication as well as easy maintenance. The open living area seamlessly flows into the fully-equipped kitchen which offers a breakfast bar, freshly painted cabinets and ample counter space. Luau also has garage parking and owners storage closets downstairs to store your beach essentials, secure your bike/s and or utilize for your storing needs. Relish in resort amenities: relax by the beautiful lagoon-style pool, utilize the Luau fitness center or take a short walk to enjoy the beach! Sandestin resort is



surrounded by 4 golf courses for those avid golfers, tennis and pickle ball courts on the north end of the resort, Sandestin marina is also on the north end of the resort for those avid golfers, and tennis and pickle ball courts on the north end of the resort. Sandestin marina is also on the north end of the resort to enjoy boating or water sports. At the heart of Sandestin Golf and Beach Resort is where you can revel in the fun and events at The Village of Baytowne. Dine in one of the restaurants or have some drinks at one of the bars and or take the kids to the playground, arcade, or walk around the Village to partake in the weekly events: movie nights, live bands, weekly fireworks and magic shows along with seasonal events for the holidays. This is resort living at its finest, this is more than place, it is a lifestyle -perfect for making unforgettable beachside memories.

Built in 2006

Essential Information

MLS® #	1005751
Price	\$374,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	752
Year Built	2006
Type	Condominium
Sub-Type	Condominium
Style	N/A
Status	Active

Community Information

Address	5002 S Sandestin Boulevard 6328
Area	15 - Miramar/Sandestin Resort
Subdivision	LUAU II
City	Miramar Beach

County	Walton
State	FL
Zip Code	32550

Amenities

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

Interior

Interior Features	Lock Out, Newly Painted, Owner's Closet, Washer/Dryer Hookup, Elevator
Appliances	Dishwasher, Disposal, Dryer, Microwave, Refrigerator, Washer, Electric Water Heater
Cooling	Central Air, Ceiling Fan(s)

Exterior

Exterior Features	Outdoor Grill, Balcony
Windows	Window Treatments
Construction	Concrete

School Information

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

Listing Details

Listing Office	Realty ONE Group Emerald Coast
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