

\$280,000 - 5002 S Sandestin Boulevard 6726, Miramar Beach

MLS® #999344

\$280,000

Bedroom, 1.00 Bathroom, 469 sqft
Condominium

LUAU II, Miramar Beach, FL

Lease in place starting April 15th for one year--instant income opportunity. Enjoy beautiful views of the Gulf of Mexico from this 7th-floor studio in Luau at Sandestin Golf and Beach Resort, with glimpses of the Choctawhatchee Bay in the distance. A Juliette balcony offers the perfect spot to unwind and take in the sunset over the water. The studio features a king bed, luxury vinyl plank flooring, and two mini fridges for added convenience and extra storage--ideal for beach getaways or rental guests. Located just a short stroll to the beach, Dunes Putting Course, and the Beach House restaurant, Luau offers a fantastic array of amenities including a resort-style pool with waterfall, hot tub, sundeck, fitness center, seasonal tiki hut, and grilling area. Offered fully furnished, this condo is a great opportunity to enjoy the Sandestin lifestyle or as an investment.

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® #	999344
Price	\$280,000
Bathrooms	1.00
Full Baths	1
Square Footage	469
Year Built	2006
Type	Condominium
Sub-Type	Condominium
Style	N/A
Status	Active

Community Information

Address	5002 S Sandestin Boulevard 6726
Area	15 - Miramar/Sandestin Resort
Subdivision	LUAU II
City	Miramar Beach
County	Walton
State	FL

Zip Code	32550
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Amenities

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

Interior

Interior Features	Recessed Lighting
Appliances	Microwave, Refrigerator, Electric Water Heater
Heating	Central
Cooling	Central Air, Ceiling Fan(s)

Exterior

Exterior Features	Balcony
Lot Description	Covenants, Restrictions, Within 1/2 Mile to Water
Windows	Window Treatments
Construction	Concrete

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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