

\$749,000 - 520 Gulf Shore Drive 317, Destin

MLS® #1006018

\$749,000

3 Bedroom, 4.00 Bathroom, 1,870 sqft
Condominium

AEGEAN CONDO, Destin, FL

Experience exceptional beachfront living from this beautifully positioned three-story residence located directly on the Gulf in the highly sought-after Aegean community. Thoughtfully designed with 3 bedrooms, 3.5 baths, and a unique floor plan rarely found along the Emerald Coast, this spacious residence captures southeast views overlooking the resort-style pool deck and lush landscaping, sugar white beaches, and the emerald waters of the Gulf beyond. Offered fully furnished (with minimal exceptions), this condo presents an outstanding opportunity as a primary residence, second home, or vacation rental investment, combining an exceptional floor plan, sparkling Gulf views, and an unbeatable beachfront location. Adding to the appeal, Aegean has already completed extensive exterior renovations and required building improvements with over \$200,000 in assessments having been paid in full, offering valuable peace of mind and allowing the next owner to enjoy the benefits of these enhancements without the burden of those costs.

Designed for gathering and effortless coastal living, the main level features an open living, dining, and kitchen area framed by expansive sliding glass doors that highlight the picturesque coastal setting. The spacious layout flows seamlessly to a private balcony, creating the perfect setting for morning coffee, outdoor dining, or simply unwinding while taking in the ever-changing colors of the Gulf



and the gentle sounds of the waves below. A convenient half bath adds functionality for guests, while tile flooring throughout the living areas provides easy maintenance for beachside living. The kitchen offers stainless steel LG appliances, a premium Miele dishwasher, ample cabinetry, and a distinctive custom green tile backsplash that adds a touch of personality and coastal charm.

The second level is thoughtfully designed to provide comfort and privacy, featuring two generously sized bedrooms, each with its own en suite bath. The primary suite enjoys access to a private balcony where gentle Gulf breezes and pleasant views of the beach and emerald waters create a relaxing setting to begin and end the day. A conveniently located laundry area with a full-size washer and dryer, along with wire shelving for additional storage, adds everyday functionality and convenience to this level.

Occupying the entire third floor, a loft-style bedroom with its own full bath is currently configured as a bunk room, providing a versatile space ideal for accommodating additional guests, creating a media room, or establishing a private retreat. Comfortable carpeting throughout the bedrooms enhances the inviting atmosphere and creates a warm contrast to the tile flooring found in the main living spaces.

Residents of Aegean enjoy an exceptional collection of amenities including a Gulf-front swimming pool, BBQ grilling area and gazebo, tennis courts, gated entry, and an expansive stretch of white-sand beach. Owners also benefit from access to convenient on-site beach service available at preferred owner rates. Ideally located in the heart of Destin on Holiday Isle, the community offers convenient access to dining, shopping, entertainment, and everything that makes the Emerald Coast one of the most sought-after destinations in Florida.

Built in 1975

Essential Information

MLS® #	1006018
Price	\$749,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,870
Year Built	1975
Type	Condominium
Sub-Type	Condominium
Style	N/A
Status	Active

Community Information

Address	520 Gulf Shore Drive 317
Area	14 - Destin
Subdivision	AEGEAN CONDO
City	Destin
County	Okaloosa
State	FL
Zip Code	32541

Amenities

Utilities	Electric, Public Sewer, Public Water, TV Cable
View	Gulf
Is Waterfront	Yes
Waterfront	Gulf
Water View	Gulf

Interior

Interior Features	Breakfast Bar, Owner's Closet, Washer/Dryer Hookup
Appliances	Dishwasher, Disposal, Dryer, Microwave, Washer, Electric Water Heater
Heating	Central
Cooling	Central Air

Exterior

Exterior Features	Balcony
Windows	Plantation Shutters
Roof	Flat, Membrane
Construction	Stucco

School Information

Elementary	Destin
Middle	Destin
High	Fort Walton Beach

Listing Details

Listing Office	Compass
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