

\$1,025,000 - 5303 Tivoli Drive 5303, Miramar Beach

MLS® #1004707

\$1,025,000

3 Bedroom, 4.00 Bathroom, 2,260 sqft
Condominium

TIVOLI BY THE SEA 3, Miramar Beach, FL

Experience the best of resort living in this beautifully renovated Tivoli villa, ideally situated within Sandestin Golf and Beach Resort. Offering 2,260 square feet of thoughtfully designed living space, This exceptional 3-bedroom, 3.5-bath residence with a spacious loft combines modern updates, generous accommodations, and exceptional rental appeal.

Nestled along the Baytowne Golf Course, the villa enjoys peaceful views of the 15th fairway. The spacious main living area is filled with natural light and opens effortlessly to a large screened porch, creating an ideal setting for morning coffee, outdoor dining, or unwinding after a day at the beach. Accessible from the living room, and primary suite, this inviting outdoor retreat serves as an extension of the home's comfortable living space.

The primary suite offers a relaxing sanctuary complete with dual closets and a well-appointed ensuite bath featuring a double vanity, and walk-in shower. Two additional guest bedrooms and two nearby full baths provide plenty of room for family and guests, while the upstairs loft includes its own private half bath, offering added flexibility for additional sleeping quarters, a second living area, or home office space.

Additional features include new flooring throughout, a large owner's closet, dedicated



car parking and golf cart parking spots, and a like-new 4-seat golf cart that conveys with the property.

Owners and guests will appreciate the convenient location just moments to the seasonally heated Tivoli pool and Sandestin's pristine sugar-white beaches. Tivoli by the Sea residents enjoy front-door parking, curbside trash service, and easy access to the resort's championship golf courses, tennis facilities, marina, dining, shopping, entertainment, and miles of scenic pathways. Whether you're searching for a primary residence, vacation retreat, or investment property, this exceptional villa delivers the ultimate Sandestin lifestyle.

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 1994

Essential Information

MLS® #	1004707
Price	\$1,025,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,260
Year Built	1994
Type	Condominium
Sub-Type	Condominium
Style	N/A
Status	Active

Community Information

Address	5303 Tivoli Drive 5303
Area	15 - Miramar/Sandestin Resort
Subdivision	TIVOLI BY THE SEA 3
City	Miramar Beach
County	Walton
State	FL
Zip Code	32550

Amenities

Utilities	Electric, Gas - Natural, Public Sewer, Public Water, TV Cable
Parking	Golf Cart Garage

Interior

Interior Features	Breakfast Bar, Crown Molding, Vaulted Ceiling(s), Recessed Lighting, Owner's Closet, Pantry, Split Bedroom, Washer/Dryer Hookup
Appliances	Dishwasher, Disposal, Dryer, Microwave, Washer, Electric Water Heater
Heating	Central, Gas - Natural
Cooling	Central Air, Ceiling Fan(s)

Exterior

Exterior Features	Balcony
Windows	Plantation Shutters, Window Treatments
Roof	Shake
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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