

\$540,000 - 611 Bayou Drive # 10995, Miramar Beach

MLS® #1000434

\$540,000

2 Bedroom, 3.00 Bathroom, 1,400 sqft
Condominium

BAYOU VILLAGE CONDO PH 1, Miramar
Beach, FL

UPDATED! This beautifully transformed 2BR, 3BA condo offers the perfect blend of comfort and modern style, FULLY FURNISHED including a GOLF CART perfect for enjoying the resort lifestyle. The inviting kitchen has beautifully updated cabinetry with glass doors, stainless steel appliances, granite countertops and newly installed sink, disposal, lighting and fixtures. A convenient breakfast bar & pantry add functionality and style, making this kitchen a perfect space for preparing meals. On the main level, you'll find an updated full bathroom, dining, and living area with newly replaced furniture (2025) and newly installed glass sliding door that opens to a screened-in patio, complete with a grill. Luxury vinyl flooring is installed throughout the living areas and bedrooms, to ensure low maintenance and enhanced hygiene. Upstairs, two spacious bedrooms each with their own private ensuite bath, which have been updated. The primary bedroom also includes a private balcony, providing the perfect spot to enjoy a glass of wine and watch the sunset. New mattresses (2025) in the bedrooms add to your comfort. Two large exterior closets provide ample storage for all your resort items, including beach toys, bikes, and lounge chairs. This condo has undergone significant upgrades, including a full wiring update and the installation of a new breaker box. The HVAC system was replaced in 2020, the hot water heater in 2020, and the air ducts have



been professionally cleaned after renovations were completed. Enjoy both CABLE and INTERNET SERVICES, as well as all exterior maintenance, pest control, and lawn care included in your monthly fees. As an owner you can experience all the fabulous amenities of the Sandestin Golf & Beach Resort, including tennis and pickleball courts, four golf courses, shopping, dining, boating, and watersports at Baytowne Wharf and Marina. The condo's golf cart allows for quick access through the tunnel, making it easy to reach the beach in just minutes. Although this condo is not currently used as a rental, it is ideal as an investment property or a perfect second home.

Built in 1976

Essential Information

MLS® #	1000434
Price	\$540,000
Bedrooms	2
Bathrooms	3.00
Full Baths	3
Square Footage	1,400
Year Built	1976
Type	Condominium
Sub-Type	Condominium
Style	N/A
Status	Active

Community Information

Address	611 Bayou Drive # 10995
Area	15 - Miramar/Sandestin Resort
Subdivision	BAYOU VILLAGE CONDO PH 1
City	Miramar Beach
County	Walton
State	FL
Zip Code	32550

Amenities

Utilities	Electric, Public Sewer, Public Water, TV Cable
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Interior

Interior Features	Breakfast Bar, Newly Painted, Owner's Closet, Pantry, Pull Down Stairs, Washer/Dryer Hookup
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Appliances	Dishwasher, Disposal, Dryer, Microwave, Refrigerator, Washer, Electric Water Heater
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Cooling	Central Air, Ceiling Fan(s)
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Exterior

Exterior Features	Balcony
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Windows	Window Treatments
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Roof	Composite Shngl
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Construction	Frame
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Foundation	Slab
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School Information

Elementary	Van R Butler
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Middle	Emerald Coast
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High	South Walton
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Listing Details

Listing Office	Resort Real Estate Group LLC
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