

\$799,000 - 8294 E County Hwy 30a 1, Alys Beach

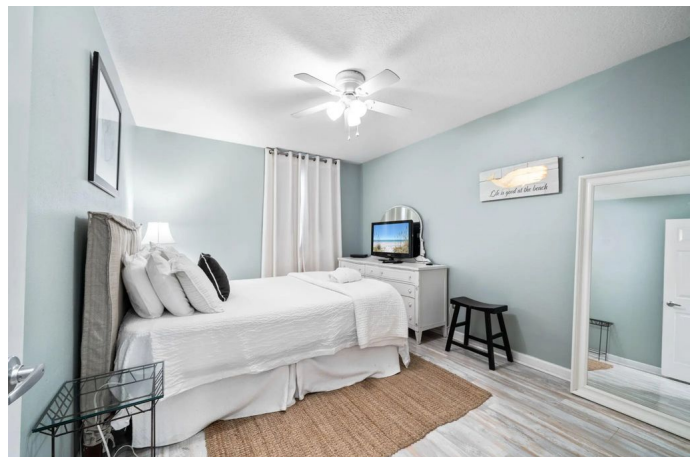
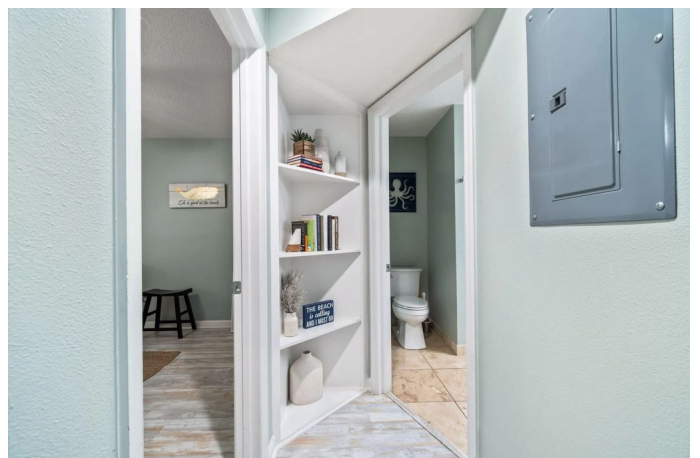
MLS® #975757

\$799,000

1 Bedroom, 1.00 Bathroom, 750 sqft
Condominium

Mistral Condominiums, Alys Beach, FL

Positioned along one of the most sought-after stretches of Scenic 30A between Rosemary Beach and Alys Beach, Mistral Unit 1 presents a rare opportunity to own Gulf-front property in a boutique beachfront community without the ultra-luxury price point increasingly common along 30A. Nestled within an intimate low-density development of only 24 residences across three stories, Mistral offers a quieter, more relaxed ownership experience with elevated Gulf views, direct beach access, easier accessibility, and significantly less congestion than many larger resort-style condominium communities. In today's Florida condo market, buyers emphasize building condition, future assessments, financing stability, and long-term ownership confidence. Mistral stands apart because many major improvements are already completed, including the roof, balconies, beach stairs and boardwalks, HVAC system, hot water heater, and completed SIRS requirements--minimizing uncertainties buyers are carefully evaluating in today's environment. Sold fully furnished and turnkey, Unit 1 offers exceptional flexibility for both personal enjoyment and short-term rental income potential. Owners and guests conveniently access the renowned dining, shopping, and coastal lifestyle offerings of Rosemary Beach, Alys Beach, and the broader 30A corridor, all while benefiting from the privacy and exclusivity of a boutique Gulf-front setting. Rarely does a property combine true beachfront ownership, completed



capital improvement , lower-density exclusivity, and a premier 30A location this effectively, making Mistral Unit 1 an increasingly compelling opportunity along the Emerald Coast.

Built in 1985

Essential Information

MLS® #	975757
Price	\$799,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	750
Year Built	1985
Type	Condominium
Sub-Type	Condominium
Style	N/A
Status	Active

Community Information

Address	8294 E County Hwy 30a 1
Area	18 - 30A East
Subdivision	Mistral Condominiums
City	Alys Beach
County	Walton
State	FL
Zip Code	32461

Amenities

Utilities	Community Sewer, Community Water, TV Cable
View	Gulf
Is Waterfront	Yes
Waterfront	Gulf
Water View	Gulf

Interior

Interior Features	Washer/Dryer Hookup
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Appliances	Cooktop, Dishwasher, Dryer, Freezer, Microwave, Refrigerator, Washer
Heating	Central
Cooling	Central Air, Ceiling Fan(s)

Exterior

Exterior Features	Balcony
Windows	Window Treatments
Roof	Metal
Construction	Siding CmntFbrHrdBrd

School Information

Elementary	Dune Lakes
Middle	Emerald Coast
High	South Walton

Listing Details

Listing Office	Keller Williams Realty Destin
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