

\$650,000 - 9100 Baytowne Wharf Boulevard 274/276, Miramar Beach

MLS® #1005820

\$650,000

3 Bedroom, 3.00 Bathroom, 1,424 sqft
Condominium

OBSERVATION POINT, Miramar Beach, FL

Unique floor plan on the 2nd floor of Observation Point South boasting the largest wrap around balcony in the complex with front row seats overlooking the events plaza which hosts spectacular seasonal fireworks shows, concerts, festivals and more. Perfect for entertaining with new patio furniture! This 3 bedroom condo can easily be modified back into a 2-bedroom/Studio lock-off, giving you the opportunity to further enhance your rental revenue potential. The open living space features an L-shaped sectional perfect for an evening movie night. Spend the day cooking your favorite meals using the stainless steel kitchen appliances. The beautifully updated coastal color pallet and decor continue into the third bedroom or studio condo featuring two queen beds, private bathroom, and wine fridge. Observation Point owners have exclusive access to the lushly landscaped amenities terrace featuring a resort style pool, hot tub, fitness center, lawn, and lovely grilling area as well as to the Founders Club, featuring a game room with pool table and bar and a balcony overlooking the events plaza. Just outside your door, the vibrant Village of Baytowne Wharf invites you to enjoy waterfront dining, boutique shopping, and a calendar full of festivals, concerts, and family-friendly events. Grand Boulevard is just minutes away with upscale dining and retail favorites like Emeril's, Fleming's, and Pottery



Barn. Sacred Heart Hospital is a short drive from the resort, and Destin-Fort Walton Beach Airport (VPS) is conveniently located just 30 minutes away.

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.

Built in 2002

Essential Information

MLS® #	1005820
Price	\$650,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,424
Year Built	2002
Type	Condominium
Sub-Type	Condominium
Style	N/A
Status	Active

Community Information

Address	9100 Baytowne Wharf Boulevard 274/276
Area	15 - Miramar/Sandestin Resort
Subdivision	OBSERVATION POINT
City	Miramar Beach
County	Walton
State	FL
Zip Code	32550

Amenities

Utilities	Electric, Public Sewer, Public Water, TV Cable
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Parking	Guest, Other, Garage
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Interior

Interior Features	Breakfast Bar, Owner's Closet, Pantry, Split Bedroom, Washer/Dryer Hookup, Wet Bar
Appliances	Dishwasher, Dryer, Freezer, Microwave, Refrigerator, Washer, Electric Water Heater
Heating	Central
Cooling	Central Air, Ceiling Fan(s)

Exterior

Exterior Features	Balcony
Windows	Window Treatments
Roof	Shake
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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Listing information last updated on September 4th, 2026 at 3:07pm CDT