

\$344,000 - 9100 Baytowne Wharf Boulevard 453, Miramar Beach

MLS® #1005258

\$344,000

1 Bedroom, 1.00 Bathroom, 704 sqft
Condominium

OBSERVATION POINT, Miramar Beach, FL

Welcome to your perfect Baytowne Wharf retreat! Ideally situated on the 4th floor, this beautifully furnished 1-bedroom condo features a covered balcony overlooking the resort-style amenity terrace and lush tropical landscaping below. The open-concept floor plan offers comfortable living and entertaining space, enhanced by durable luxury vinyl plank flooring throughout and a newer hot water heater installed in 2020.

Inside, you'll find a bright and inviting interior with neutral coastal finishes and relaxed beach-inspired décor. The fully equipped kitchen showcases stainless steel appliances, a breakfast bar, and adjacent dining space, flowing seamlessly into the spacious living area complete with ample seating and a flat-screen TV.

Located in the heart of The Village of Baytowne Wharf, this condo places you just steps from an exciting array of restaurants, boutiques, entertainment venues, nightlife, seasonal events, and family-friendly attractions. Whether you're seeking a vacation getaway, investment property, or full-time residence, this is an opportunity to enjoy the best of resort living in one of the area's most vibrant destinations.

Observation Point owners enjoy exclusive access to the amenities terrace including



resort style pool, kiddie pool, hot tub, and barbecue grilling area. Owners and their guest also have private access to the Founders Club, a gathering place with kitchen, couches, big screen tv, pool table and balcony overlooking the events plaza. 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 2002

Essential Information

MLS® #	1005258
Price	\$344,000
Bedrooms	1
Bathrooms	1.00

Full Baths	1
Square Footage	704
Year Built	2002
Type	Condominium
Sub-Type	Condominium
Style	N/A
Status	Active

Community Information

Address	9100 Baytowne Wharf Boulevard 453
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
Parking	Guest, Garage

Interior

Interior Features	Breakfast Bar, Owner's Closet
Appliances	Dishwasher, Dryer, Microwave, Washer, Electric Water Heater
Heating	Central
Cooling	Central Air, Ceiling Fan(s)

Exterior

Exterior Features	Balcony
Windows	Window Treatments
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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