

\$219,000 - 9500 Grand Sandestin Boulevard 2520, Miramar Beach

MLS® #1006349

\$219,000

Bedroom, 1.00 Bathroom, 446 sqft
Condominium

GRAND SANDESTIN, Miramar Beach, FL

An exceptional rental investment opportunity in the heart of Sandestin Golf and Beach Resort--where income potential meets the coastal lifestyle you'll want to enjoy yourself. Grand Sandestin 2520 offers the best of both worlds: the opportunity to own a desirable vacation rental while reserving time to enjoy the beach, golf, dining, entertainment, and year-round events that make Sandestin such a sought-after destination. What truly sets this 5th-floor studio apart is its beautiful view of the Choctawhatchee Bay--a feature enjoyed by only select units. Step onto the private balcony, comfortably furnished for two, and take in sweeping bay views, colorful sunsets, and the activity of the Grand Events Lawn below. It's an inviting setting for morning coffee, an evening cocktail, or simply enjoying the resort atmosphere--an appealing feature for owners and vacation guests alike. Beautifully refreshed in March 2024, the studio features elegant new furnishings and stylish tile flooring throughout, creating a polished coastal retreat that is attractive, comfortable, and easy to maintain. Thoughtful conveniences include a two-burner cooktop and spacious 14-cubic-foot refrigerator, providing added functionality for longer stays. The Grand Sandestin offers an impressive collection of resort-style amenities, including a zero-entry swimming pool, fitness center, convenient on-site check-in, and seasonal



concierge services. Just steps away is the Village of Baytowne Wharf, where owners and guests can enjoy waterfront dining, boutique shopping, live entertainment, festivals, family-friendly attractions, and year-round events. Whether you're looking to expand your vacation rental portfolio or invest in a property you can enjoy yourself, 2520 Grand Sandestin offers a compelling combination of location, resort amenities, updated interiors, and a standout bay view--all within one of Northwest Florida's premier resort destinations.

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 2003

Essential Information

MLS® #	1006349
Price	\$219,000
Bathrooms	1.00
Full Baths	1
Square Footage	446
Year Built	2003
Type	Condominium
Sub-Type	Condominium
Style	N/A
Status	Active

Community Information

Address	9500 Grand Sandestin Boulevard 2520
Area	15 - Miramar/Sandestin Resort
Subdivision	GRAND SANDESTIN
City	Miramar Beach
County	Walton
State	FL
Zip Code	32550

Amenities

Utilities	Electric, Public Sewer, Public Water, TV Cable
Parking	Garage
View	Bay
Water View	Bay

Interior

Appliances	Cooktop, Microwave, Refrigerator, Electric Water Heater
Heating	Central
Cooling	Central Air

Exterior

Exterior Features	Balcony
Windows	Window Treatments

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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