

\$395,000 - 9500 Grand Sandestin Boulevard 2907, Miramar Beach

MLS® #983567

\$395,000

2 Bedroom, 2.00 Bathroom, 1,200 sqft
Condominium

GRAND SANDESTIN, Miramar Beach, FL

The lowest priced furnished 2BR with a NEW HVAC in 2026 in The Grand Sandestin, a popular conference center located in the bustling pedestrian village at the Village of Baytowne Wharf. A light and bright coastal decor encourages relaxed living inside a 10th floor penthouse level retreat with unparalleled panoramic views of the bay, peaceful sunrises, the golf course and more. A spacious balcony of over 107 square feet makes outdoor living enjoyable. Sandestin projects rentals of up to \$53,969 annually based on similar rental units, but this unit has never been rented and is meticulously maintained as a primary residence. With only four units occupying this exclusive floor, privacy and tranquility are assured, and there are only five units with this floor plan. Providing an intimate escape amidst Baytowne Wharf vibrant ambiance. This exceptional residence, presents an unparalleled opportunity for discerning buyers seeking a second home, an investment property, or a primary residence with the added allure of personalization. The heart of the home is a spacious and luminous open-concept layout seamlessly connecting the kitchen, dining area and living room, creating an inviting space ideal for lavish entertaining. Modern conveniences abound, with stainless steel appliances including a new refrigerator and professionally painted cabinets in 2025. A gourmet kitchen and sleek charcoal



granite counters providing both style and functionality. A laundry space sized perfectly for a stacked front loading washer and dryer is tucked away in a closet off the kitchen. This turnkey residence boasts an array of upgraded amenities, including custom window coverings, an electronic digital lock on the entry door for added security and additional electrical outlets strategically placed for enhanced convenience. It also had fresh paint including walls, trim and ceilings in 2023. Ensuring utmost comfort and functionality, the windows in the bedrooms and living areas have been expertly maintained to allow seamless operation, while new window screens have been installed, allowing for refreshing cross-breezes to permeate the space. An underground garage space is assured as well as storage cage in the garage for outdoor gear. Beyond the confines of this exquisite residence, residents of the Grand Sandestin are invited to indulge in a wealth of luxurious amenities, including a heated pool and hot tub for relaxation, a fully-equipped fitness center for maintaining an active lifestyle, and a convenient commercial laundry room for handling larger items. Residents will enjoy privileged access to an array of resort amenities and recreational activities that make Sandestin a coveted destination for all seasons and all ages. Meet the Sandestin beach tram at The Grand Sandestin porte cochere for a quick and easy ride to the beach. In the Village of Baytowne Wharf, residents can explore a diverse array of seasonal events, dining, shopping, and entertainment options, ensuring there's always something to delight every palate and preference. Sandestin Golf and Beach Resort stands as a beacon of luxury and leisure along Florida's Emerald Coast, spanning over 2,000 acres and encompassing more than 70 unique neighborhoods, each offering its own distinct charm and character. From pristine beaches,

multiple day spas, championship golf courses, a world-class tennis center and year-round events at the Village of Baytowne Wharf, Sandestin offers an unparalleled array of amenities and activities to suit every lifestyle and preference.

Built in 2003

Essential Information

MLS® #	983567
Price	\$395,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,200
Year Built	2003
Type	Condominium
Sub-Type	Condominium
Style	N/A
Status	Active

Community Information

Address	9500 Grand Sandestin Boulevard 2907
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
# of Garages	1
View	Bay, Lake
Water View	Bay, Lake

Interior

Interior Features	Breakfast Bar, Crown Molding, Newly Painted, Owner's Closet, Pantry, Shelving, Split Bedroom, Washer/Dryer Hookup, Elevator
Appliances	Dishwasher, Disposal, Microwave, Electric Water Heater
Cooling	Central Air, Ceiling Fan(s)

Exterior

Exterior Features	Balcony
Windows	Window Treatments
Construction	Siding CmntFbrHrdBrd

School Information

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

Listing Details

Listing Office	Scenic Sotheby's International Realty
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