

\$199,000 - 9500 Grand Sandestin Boulevard Unit 2502, Miramar Beach

MLS® #1005972

\$199,000

Bedroom, 1.00 Bathroom, 396 sqft
Condominium

GRAND SANDESTIN, Miramar Beach, FL

Experience spectacular bay views, breathtaking sunsets, and front-row seats to Baytowne's fireworks and laser shows from this beautifully renovated studio at The Grand. One of the few bay-side studio units offering a true bay view, this exceptional property is perfectly positioned at the end of a quiet hallway, providing added privacy and minimal foot traffic. Purchased in 2022, the unit has been extensively updated with nearly every feature thoughtfully renovated, while the flooring was retained due to its excellent condition. The HVAC system was replaced in 2019 by the previous owner, providing added peace of mind. These improvements include fresh interior paint, professionally painted white kitchen cabinetry, quartz countertops and backsplash, custom blackout window treatments, custom artwork, a new refrigerator, garbage disposal, ceiling fan, bathroom vanity, toilet, water heater, shower tile, hardware, faucets, and updated lighting throughout, including under-cabinet kitchen lighting. The unit is being offered fully furnished with all newer furnishings, linens, kitchen utensils, dishes, glassware, coffee maker, and toaster included. The private balcony features new Polywood outdoor furniture, creating the perfect space to relax and enjoy the stunning views. Additional owner benefits include a heated and cooled storage cage located in the parking garage, ideal for storing beach gear



and personal belongings. The building's fitness center has been recently renovated, and internet and water service are included in the HOA dues. Current utility costs average approximately \$44 per month. Exciting enhancements are also on the horizon for The Grand, with a comprehensive interior remodel currently being designed and fully funded within the HOA budget, meaning no special assessments are anticipated. Whether you're searching for a vacation retreat, investment property, or personal getaway, this turnkey bay-view studio offers an unbeatable combination of location, views, upgrades, and convenience. Personal items located in dresser drawers, bathroom cabinet, and living room console do not convey with the sale.

Built in 2003

Essential Information

MLS® #	1005972
Price	\$199,000
Bathrooms	1.00
Full Baths	1
Square Footage	396
Year Built	2003
Type	Condominium
Sub-Type	Condominium
Style	N/A
Status	Active

Community Information

Address	9500 Grand Sandestin Boulevard Unit 2502
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
View	Bay
Water View	Bay

Interior

Appliances	Microwave, Refrigerator
Heating	Central
Cooling	Central Air, Ceiling Fan(s)

Exterior

Exterior Features	Balcony
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School Information

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

Listing Details

Listing Office	Mainsail Realty Company
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