

\$549,000 - 9700 Grand Sandestin Boulevard 4318/4320, Miramar Beach

MLS® #1004440

\$549,000

2 Bedroom, 3.00 Bathroom, 1,490 sqft
Condominium

BAHIA CONDO, Miramar Beach, FL

Breathtaking western views of the Choctawhatchee Bay and spectacular sunset skies are the highlight of this beautifully furnished 4th-floor lock-off residence in Bahia at Sandestin Golf and Beach Resort. From the curved private balcony, owners and guests can relax, unwind, and take in expansive bay views that create a stunning backdrop throughout the day and into the evening. This unique property is more than a traditional 2-bedroom condo--it functions as two separate units in one. The versatile lock-off design includes a spacious 1-bedroom, 2-bath main residence plus a separate studio suite, creating exceptional flexibility for personal use, guest accommodations, and rental income potential. Owners may rent or enjoy the property as a full 2-bedroom, 3-bath condo, a 1-bedroom, 2-bath residence, or an individual studio unit.

Inside, the condo is beautifully appointed in a contemporary coastal style with an open living area, sleeper sofa for additional guests, and a well-equipped kitchen featuring black granite countertops, a breakfast bar, modern appliances, and granite accents throughout. The thoughtful floor plan offers comfort, privacy, and versatility, making it ideal for both resort living and investment ownership. Located within Sandestin Golf and Beach Resort, this property offers access to one of



the Emerald Coast's premier gated resort communities. Sandestin spans 2,400 acres from the beach to the bay and features more than seven miles of beach and bayfront, four from the beach to the bay and offers more than seven miles of championship golf courses, 15 world-class tennis courts, a 226-slip marina, fitness center, spa, dining, shopping, and entertainment. Within the gates, residents and guests enjoy the ease of traveling by golf cart, bicycle, or on foot along miles of paths that wind through live oaks, natural lagoons, fountains, lakes, and beautifully landscaped fairways.

Built in 2006

Essential Information

MLS® #	1004440
Price	\$549,000
Bedrooms	2
Bathrooms	3.00
Full Baths	3
Square Footage	1,490
Year Built	2006
Type	Condominium
Sub-Type	Condominium
Style	N/A
Status	Active

Community Information

Address	9700 Grand Sandestin Boulevard 4318/4320
Area	15 - Miramar/Sandestin Resort
Subdivision	BAHIA CONDO
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

Interior Features	Breakfast Bar, Recessed Lighting, Lock Out, Owner's Closet, Washer/Dryer Hookup
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, 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	Dalton Wade Inc
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