

# **\$1,099,000 - 50 Monaco Street Unit 203, Miramar Beach**

MLS® #923930

---

## **\$1,099,000**

2 Bedroom, 2.00 Bathroom, 1,408 sqft

Residential on 0.00 Acres

The Crescent at Miramar Beach, Miramar Beach, FL

Here is an opportunity to acquire a direct, Gulf front property offering fabulous, unobstructed views of the Gulf, beach, pools, and lushly landscaped grounds at The Crescent along popular Miramar Beach. In high demand and short supply is this FULL SIZED, 2 bedroom, 2 full bath, 1,408 sq. ft. unit, that can sleep 8, and has been updated with beautiful light wood toned tile flooring, running throughout, for ease of care. The kitchen and both baths have lovely white quartz counter tops and beautiful white cabinetry. Included are stainless, Whirlpool appliances, pantry, full sized laundry room and even another spacious owner's locked storage closet, as well. The master bedroom enjoys those beautiful Gulf views, romantic sunsets, sounds of the surf and with private access to the balcony. Master bath has a walk-in closet, a double vanity with white porcelain sinks white quartz counter tops, separate tiled shower jetted garden tub and water closet. Relax and unwind on the unit's balcony while taking in those cool trade wind breezes. Or enjoy a leisurely meal overlooking that spectacular Gulf. It changes daily with the tides. A new queen sleeper sofa and two lounge chairs have just been added to the living room which also views the Gulf and accesses the balcony. The glass top dining table can seat six, and the breakfast bar seats three more, offering room for the entire family to gather, dine and discuss whats on the agenda for tomorrow. The guest bedroom is spacious enough for two double beds, a



closet, and its ensuite, full bath with those updated white quartz counters and white porcelain sink. So pretty. The entrance foyer is a welcome addition and the perfect place for sandy flip flops to park. The unit is selling fully furnished and turnkey ready. Every owner has their private, and locked, storage unit/cage for beach items or sport equipment and conveniently located on the first floor coming in from the beach and pool. The BBQ grilling area, with picnic tables, is the place to go for everyone who loves to cook out while at the beach. The attached parking garage, with elevator access, makes it easy to come up to the unit with groceries or luggage and out of the weather. The Crescent is known for its beautifully manicured grounds and the pools. The main pool is a very large, lagoon-style pool and the other one is the smaller, heated pool. Also there is a spa, lots of pool decking with many lounge chairs and tables, and a picnic gazebo too. The beach fronting the property is owned by the homeowners of The Crescent and they offer seasonal beach set ups daily, and a beach attendant is on-duty to serve the owners and their guests. Only four stories high and 68 units in all, The Crescent is a low density property well maintained and managed by its active HOA. Investors take notice, these units are great rental properties and a family, favorite destination that has many repeat guests year after year. Amenities also include an exercise room along with a computer/media/reading room and a business or conference room. All are located off the properties nicely decorated and welcoming lobby that also has a full service desk with on-site. staff. The Crescent is also a private and gated community. Do not miss viewing this one, it will not disappoint...

Built in 1998

## **Essential Information**

MLS® #	923930
Price	\$1,099,000
Sold Price	\$1,125,000
Date Sold	\$2023-06-15
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,408
Acres	0.00
Year Built	1998
Type	Residential
Sub-Type	Condominium
Style	N/A
Status	Sold

### Community Information

Address	50 Monaco Street Unit 203
Area	15 - Miramar/Sandestin Resort
Subdivision	The Crescent at Miramar Beach
City	Miramar Beach
County	Walton
State	FL
Zip Code	32550

### Amenities

Amenities	BBQ Pit/Grill, Beach, Community Room, Dumpster, Elevators, Exercise Room, Fishing, Gated Community, Handicap Provisions, Pavillion/Gazebo, Pets Allowed, Picnic Area, Pool, Separate Storage, Short Term Rental - Allowed, TV Cable, Waterfront, Whirlpool
Utilities	Electric, Phone, Public Sewer, Public Water, TV Cable, Underground
Parking Spaces	1
Parking	Covered, Garage Attached, Guest
# of Garages	1
Is Waterfront	Yes
Waterfront	Gulf
Has Pool	Yes
Pool	Pool - Heated, Pool - In-Ground, Community

### Interior

Interior Features	Breakfast Bar, Floor Tile, Furnished - All, Lighting Recessed, Lighting Track, Owner's Closet, Pantry, Shelving, Window Treatment All, Woodwork Painted
Appliances	Dishwasher, Disposal, Dryer, Fire Alarm/Sprinkler, Microwave, Oven Self Cleaning, Refrigerator W/IceMk, Smoke Detector, Smooth Stovetop Rnge, Stove/Oven Electric, Washer
Heating	Heat Cntrl Electric
Cooling	AC - Central Elect, Ceiling Fans

## Exterior

Exterior	Concrete, Steel, Stucco
Exterior Features	Balcony, Pool - Heated, Pool - In-Ground
Windows	Tinted Windows
Construction	Steel

## School Information

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

## Additional Information

Days on Website	362
HOA Fees	1307.00
HOA Fees Freq.	Monthly

## Listing Details

Listing Office	Destin Exclusive Real Estate
----------------	------------------------------

DISCLAIMER: Information Deemed Reliable but not guaranteed. The information being provided is for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. All listings are provided courtesy of the Emerald Coast Association of Realtors, Copyright2024, All rights reserved.

Listing information last updated on May 20th, 2024 at 3:18am CDT