

UNIQUE PANHANDLE PROPERTIES debbie@uniquepanhandleproperties.com Exclusive Buyer's Agents - Would you use the same attorney as your opponent?

Condominiums

MLS#: 532196p
Status: Active
Project: GRAND SANDESTIN THE
LastChng: 03/31/2010
Address: 9500 GRAND SANDESTIN BLVD , #2501
 MIRAMAR BEACH, FL
Zip: 32550
County: WALTON
MainArea: 15 South Walton West
SubArea: 03 SANDESTIN RESORT
ParcelID: 23-2S-21-42500-000-2501
ElemSch: VAN R BUTLER **Middle:** EMERALD COAST **High:** SOUTH WALTON
Dir: From Hwy 98, enter the Sandestin Golf and Beach Resort on the Bayside (North). After passing the guard gate, take an immediate right. Drive straight to the next stop sign then take a left. Grand Sandestin will be the next left after the Village of Baytowne Wharf.
Legal: UNIT 2501 THE GRAND SANDESTIN AND A FRACTIONAL INTEREST IN ALL COMMON AREAS

ListPrice: \$225,900
Sale Type: As Is, REO
ApproxSF: 1,016
\$/Sqft: \$222.34
BalconySF:
Bedrooms: 2
Baths Full/Half: 2/0
Stories In Unit: 1
Year Built: 2003
ImmOcc?

Click photo to enlarge or view multi-photos.



REO BANK OWNED Perfect opportunity to purchase a 2 bedroom 2 bath unit located in The Grand Sandestin. The Grand is just a short stroll down to the Village of Baytowne Wharf, which is a beautiful 28 acre town center directly on the water with plenty of shops and restaurants. This unit also has views of the bay and golf course. **All offers must be submitted with pre-approval letter from local Bank of America office...Free appraisal and credit report if financed thru Bank of America** PROPERTY TO BE SOLD "AS IS".

Information herein is approximate and not exact.

ParkingSpaces: **WatFrnt:**
PrkingFeat: **GulfFrntDesc:**
ProjFacil: BBQ Pit/Grill, Beach, Community Room, Dock, Elevators, Exercise Room, Fishing, Gated Community, Golf, Laundry, Marina, Owner Pets Allowed, **WatView:** Bay Picnic Area, Playground, Pool, Separate Storage, Tennis, TV Cable, Whirlpool, Waterfront
Stories In Bldg: 11 **Unit Floors Abv Grnd:** 5

Room Type	Lvl	Dimnsns	Const/Siding:
Bath: Master	1	8.9x9.5	ExtFeatures: Balcony
Bedrm: Master	1	11.8x13.4	
Kitchen	1	8x9.1	IntFeatures: Breakfast Bar, Floor: Tile, Floor: W/W Carpet, Furnished: All, Lighting: Recessed, Washer/Dryer Hookup, Window Treatment: All, Owner's Closet
Dining/Living	1	20.2x11.5	
Bedrm: Additnl	1	10.4x10.2	Appliances: Dishwasher, Disposal, Dryer, Fire Alarm/Sprinkler, Microwave, Refrigerator W/Ice Maker, Smoke Detector, Stove/Oven Electric, Washer
Bath: Full	1	9x5.5	
			Utilities: Electric, Phone, Public Sewer, Public Water, TV Cable
			Energy: A/C: Central Electric, Heat: Central Electric, Water Heater: Electric

Mbed/Mbath: Mbat Tile, Mbed Carpeted, Mbed Balcony

Hmstd: **Sale Subj to Lease:**
Monthly Rent: **Pre Con Flip:** N
Assmt Fee: \$668.00 Monthly **Assm Mrt Typ:**
Financing: **Lease Exp Date:**
Assmnt Fees Incl.: Accounting, Ground Keeping, Insurance, Recreational Facilities, Repairs/Maintenance, Sewer, Trash Disposal, TV Cable, Water, Master Association **New Buyer Fee:** 1.5% **Exist Leases:**
List Office: EPED Pelican Real Estate

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