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Condominiums

MLS#: 528736m
Status: Active
Project: REGATTA BAY GOLF VILLAS
LastChng: 03/18/2010
Address: 4530 GOLF VILLA COURT, #504
 DESTIN, FL
Zip: 32541
County: OKALOOSA
MainArea: 14 Destin
SubArea: 02 E DESTIN NO OF 98
ParcelID: 00-2S-22-0834-0000-0504
ElemSch: DESTIN **Middle:** DESTIN **High:** FORT WALTON BEACH
Dir: Approximately mile east of The Bass Pro Shop, turn north into the Main entrance to Regatta, turn right at Nautical Ct. (second street after main gate/1st Stop Sign), turn right at Golf Villa Ct.
Legal: GOLF VILLAS @ REGATTA BAY PH 5 UNIT 504

ListPrice: \$385,000
Sale Type: As Is, REO
ApproxSF: 2,545
\$/Sqft: \$151.27
BalconySF:
Bedrooms: 3
Baths Full/Half: 3/
StoriesInUnit: 2
YearBuilt: 2006
ImmOcc? Y

[Click photo to enlarge or view multi-photos.](#)



BANK OWNED AND PRICED TO SELL QUICKLY! Allow 30 days for closing. This luxury end residence in Regatta Bay is nestled on a cul de sac surrounded by nature preserve and the Emerald Coast's #1 favorite golf course. Enjoy privacy and serenity with nature preserve, green, and fairway views. The villa style design blends traditional and modern with a bevy of luxury features which includes a two car garage plus extra driveway parking for guests. As you enter the foyer ascend the cherry wood stairway to the 2nd level where all the living takes place to capture views. The floor plan is open and lends itself to grand entertaining while capturing the beautiful vistas of nature and the golf course. The kitchen features and eat-in breakfast room with two windows, crown molding, recessed lighting, an island, tumbled marble backsplash, GE Profile stainless steel appliances, a smooth surface cook top, custom cabinetry with stainless cabinet pulls and offers a "hop up" granite bar perfect for entertaining guests. The expansive living room is a designer's dream accentuated by high ceilings and crown molding. A master suite overlooks the golf course and features an elegant bath complete with large shower, whirlpool tub and two separate vanities. One of the two guest rooms may be considered a Junior Master. Designed by acclaimed course designer, Robert C. Walker, the former lead architect for Arnold Palmer, this par-72, 6,894-yard golf course offers an extraordinary experience for players of every skill level and was named one of Golf Digest's "Top Places to Play in North America." Experience luxurious living amid 119 acres of Regatta Bay, a spectacular gated, golf course community complete with world-class amenities such as a championship 18-hole golf course, tennis courts, amenity center with pool, walking trails, playground, and a 16,000 sq. ft. clubhouse with a luxury restaurant. Regatta Bay is certified from Audubon International as a member of the Audubon Cooperative Sanctuary System. Enjoy convenience to shopping including the Destin Commons a golf cart ride away, featuring upscale shopping, dining and a 14-screen movie theater. Master Association fee is \$460 per quarter and Golf Villa Association fee of \$490 per month. PROPERTY TO BE SOLD "AS IS".

Information herein is approximate and not exact.

ParkingSpaces: Garage:2 Driveway:2
PrkingFeat: Garage
ProjFacil: Gated Community, Golf, Playground, Pool, Tennis
StoriesInBldg: 2
WatFrnt:
GulfFrntDesc:
UnitFloorsAbvGrnd: 1
WatView:

Room Type	Lvl	Dimnsns	Const/Siding:
Bedrm:Master	2	15 x 14'8	Foundation Slab On Grade, Siding Stucco
Bedrm:Master	2	18 x 18'6	
Dining/Kitchen	2	26 x 12'6	ExtFeatures: Patio Enclosed
GreatRoom	2	17'8x22	
Bedrm:Additnl	2	12 x 10	IntFeatures: Breakfast Bar, Ceiling:Crown Molding, Ceiling:Raised, Floor:Hardwood, Floor:W/W Carpet, Furnished:None,
Screened Porch	2	8 x 18	Kitchen:Island, Split Bedroom, Upgraded Media Wire
Appliances: Auto Garage Door Opener, Cooktop, Dishwasher, Disposal, Microwave, Refrigerator W/Ice Maker, Stove/Oven Electric			
Utilities: Electric, Public Sewer, Public Water			
Energy: A/C: Central Electric, Heat: Central Electric			

Mbed/Mbath: Mbath Double Vanity, Mbath Separate Shower, Mbath Tile, Mbath Whirlpool, Mbed Carpeted, Mbed Walk-In Closet

Hmstd:
MonthlyRent:
Assmt Fee : \$1,930.00 Quarterly
Financing: Conventional
AssmntFeesIncl.: Accounting, Ground Keeping, Insurance, Master Association
ListOffice: ELFC La Florida Coastal Properties LLC
AssmMrtTyp:
LeaseExpDate:
NewBuyerFee: 50\$
Sale Subjto Lease:
Pre ConFlip: N
ExistLeases:

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