

Bryan Kiefer Kiefer Real Estate Group, Inc.

Condominiums

MLS#: 424874m
Status: Active
Project: BAHIA CONDO
LastChng: 12/17/2006
Address: 9700 GRAND SANDESTIN BLVD , #4121
 MIRAMAR BEACH, FL
Zip: 32550
County: WALTON
MainArea: 15 South Walton West
SubArea: 03 SANDESTIN RESORT
ParcelID: 23-2S-21-42860-000-4121
ElemSch: VAN R BUTLER **Middle:** SOUTH WALTON **High:** SOUTH WALTON
Dir: Take Hwy 98 to Sandestin Golf and Beach Resort, turn north into resort and ask guard for further directions.
Legal: Unit 4121 of Bahia

ListPrice: \$375,000
ApproxSF: 820
\$/Sqft: \$457.31
BalconySF:
Bedrooms: 1
Baths Full/Half: 1/0
StoriesInUnit: 1
YearBuilt: 2004
ImmOcc? Y

Click photo to enlarge or view multi-photos.



REDUCED \$65K from original asking price. This is the largest one bedroom floor plan. Great location. Exit your patio and access the pool; no elevators, no stairs. When Elation is completed, the unit will have a spectacular view of the amenity lawn Intrawest - the owner of Sandestin and the creator of The Village of Baytowne Wharf - has created a fresh new world with Bahia. Rare bay front location, interiors that breathe with style, and strollable proximity to the vibrant Village core. You can walk right out to the pool and grounds from this condo. The location of this condo on the first floor with easy access to the pool is ideal. In addition, when the Elation gardens are completed in Spring 2007, concerts will be given that can be viewed from this unit's balcony. Units in the Village with views on the current concert area have enjoyed greater appreciation than any other unit in The Village. Buyer to verify all dimensions. One of the sellers is a licensed real estate agent in the State of Florida. Unit has long term rentor which provides for a nice income flow.

Information herein is approximate and not exact.

ParkingSpaces: Covered: 2
PrkingFeat:
ProjFacil: Beach, Fishing, Gated Community, Golf, Marina, Owner Pets Allowed, Playground, Pool, Tennis, Waterfront
StoriesInBldg: 5
WatFrnt:
WatView:
UnitFloorsAbvGrnd: 2

Room Type	Lvl	Dimnsns	Const/Siding:
Bedrm: Master	1	11.1x14.8	
Kitchen	1	9.7x7.7	
Dining/Living	1	14.7x12.6x9.7	ExtFeatures:
Bath: Full	1	12.3x6.9	

IntFeatures:
Appliances:
Utilities: Public Sewer, Public Water
Energy: A/C: Central Electric, Heat: Central Electric

Mbed/Mbath:

Hmstd:		AssmMrtTyp:	SaleSubjtoLease:
MonthlyRent:		LeaseExpDate:	PreConFlip: N
Assmt Fee:	\$455 Monthly	NewBuyerFee:	1.5%
Financing:		ExistLeases:	
AssmntFeesIncl.:			
ListOffice:	EKRE KIEFER REAL ESTATE GROUP INC		

All information in this listing, including but not limited to square footage, room dimensions and lot size is approximate and not exact. Buyers are expected to verify any specific information prior to signing any contract. Neither the Emerald Coast Association of Realtors nor any Realtor is liable for any inaccuracies herein. Copyright: 2006 by the Emerald Coast Association of Realtors
 Bryan Kiefer Kiefer Real Estate Group, Inc.

Prepared by BRYAN KIEFER of KIEFER REAL ESTATE GROUP INC on 12/27/2006 6:14:27 PM

#424874 - 9700 GRAND SANDESTIN BLVD, MIRAMAR BEACH, FL



Living Room



Kitchen



Bedroom



Dining Room



Bathroom