

Bryan Kiefer Kiefer Real Estate Group, Inc.

Condominiums

MLS#: 448035m	ListPrice: \$1,050,000
Status: Active	ApproxSF: 1,729
Project: ELATION	\$/Sqft: \$607.28
LastChng: 12/17/2006	BalconySF: 150
Address: 9500 GRAND SANDESTIN BLVD., SOUTH , #5802/04	Bedrooms: 3
MIRAMAR BEACH, FL	Baths Full/Half: 3/
Zip: 32550	StoriesInUnit: 1
County: WALTON	YearBuilt: 2007
MainArea: 15 South Walton West	ImmOcc? N
SubArea: 03 SANDESTIN RESORT	
ParcelID: UNKNOWN	
ElemSch: BAY (PreK, K, 1st) Middle: BAY High: SOUTH WALTON	
Dir: Take Hwy 98 and enter Sandestin Entrance North to Baytowne Wharf. Elation is just north of the Grand Sandestin.	
Legal: Unit 5802/5804 8th Floor.	

Click photo to enlarge or view multi-photos.



"THE BEST OF THE BEST", SOLD AT PRE-CONSTRUCTION PRICES. UNIQUE OPPORTUNITY TO OWN THE BEST VIEW OF THE BAY IN THE ENTIRE BAYTOWNE WHARF VILLAGE. BRING ALL OFFERS. This unit is scheduled for completion in Spring of 2007. This premier three bedroom/three bath unit located on the penthouse floor of Elation, facing the bay, was the first pick at the Elation launch two years ago. From almost every room, you can see the Choctawhatchee Bay, the Marina and the Burnt Pine Golf Course signature hole #15. The views above the trees and the breathtaking sunsets make it a truly special and unique unit. Custom contemporary furnishings are included with this fully equipped home or rental investment. The unit can be rented as a three bedroom, a two bedroom and a studio offering tremendous flexibility. Historically, rentals for three bedrooms in the Village have generated income in excess of \$60,000. Special features include oversized windows and glass doors to enjoy breathtaking views; spacious, open floor plan inviting carefree living; key card entry system on solid core entry doors; richly textured, durable carpeting in living and bedroom area; washer and dryer; energy efficient UV tinting on balcony doors and windows. Other features include solid slab granite countertops and ceramic tile backsplash with glass accent tiles, sunny sood Cabinets with flush Doors. GE microwave oven, frost free refrigerator, electric range, recessed lighting. All dimensions to be verified. Sellers are licensed Real Estate Agents in the state of Florida.

Information herein is approximate and not exact.

ParkingSpaces: Covered: 2	WatFrnt: Bay
PrkingFeat:	WatView: Bay, Harbor, Lake
ProjFacil: Beach, Boat Launch, Elevators, Exercise Room, Fishing, Gated Community, Golf, Marina, Owner Pets Allowed, Pool, TV Cable	
StoriesInBldg: 8	UnitFloorsAbvGrnd: 8

<u>Room Type</u>	<u>Lvl</u>	<u>Dimnsns</u>	<u>Const/Siding:</u>
Dining/Kitchen	1	20x15	
Bath: Master	1	15x9	
LivingRoom	1	15x16	ExtFeatures: Balcony
Bedrm: Additnl	1	12x15	IntFeatures: Floor: Tile, Floor: W/W Carpet New, Furnished: All, Window Treatment: All, Woodwork: Painted
Bedrm: Master	1	22x15	Appliances: Cooktop, Dishwasher, Disposal, Dryer, Elevator, Fire Alarm/Sprinkler, Microwave, Oven: Self Cleaning, Range Hood, Refrigerator W/Ice Maker, Smoke Detector, Warranty Provided
Bath: Full	1	9x8	
Bath: Master	1	15x9	Utilities: Community Sewer, Community Water, Electric, Gas: Natural
Bedrm: Master	1	12x15	Energy: A/C: High Efficiency
Mbed/Mbath:			

Hmstd: N	AssmMrtTyp:	SaleSubjtoLease:
MonthlyRent:	LeaseExpDate:	PreConFlip: Y
Assmt Fee: \$908 Monthly	NewBuyerFee: 1.5%	ExistLeases:
Financing:	Accounting, Advertising, Ground Keeping, Management, Water, Security, Master Association	
AssmntFeesIncl.:	EKRE KIEFER REAL ESTATE GROUP INC	
ListOffice:		

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
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Prepared by BRYAN KIEFER of KIEFER REAL ESTATE GROUP INC on 12/27/2006 6:17:49 PM

#448035 - 9500 GRAND SANDESTIN BLVD., SOUTH, MIRAMAR BEACH, FL



View from balcony



Studio Lockoff rendering



Dining room rendering



Kitchen rendering



Front of Building