

**978403 Public Report - Residential Condominium - Active**

**\$588,777**

**Address:** 5000 S Sandestin Boulevard  
6602/6604, Miramar Beach, FL 32550  
**County:** Walton  
**Area:** 15 - Miramar/Sandestin Resort  
**Sub Area:** 1503 - Sandestin Resort  
**Project Name/Subdivision:** LUAU I  
**Zoning:**  
**Parcel ID:** 35-2S-21-42600-000-6602  
**Elementary School:** Van R Butler  
**Middle School:** Emerald Coast  
**High School:** South Walton  
**Apx SqFt(Htd/Cooled):** 1,204  
**Price/SqFt:** \$489.02

**Bedrooms:** 2  
**Total Baths:** 2  
**Full Baths:** 2  
**Half Baths:** 0  
**Design:** N/A  
**# Stories:**  
**Unit Floors Above Ground:** 6  
**Stories in Building:** 19  
**Stories In Unit:** 1  
**Year Built:** 2006  
**Immediate Occupancy:** Yes  
**Construction Status:** Complete  
**SqFt Source:** Condo Docs  
**Pool:** Yes  
**Pool Type:** Community



**Directions:** FROM HWY 98 TURN INTO SOUTH ENTRANCE OF SANDESTIN GOLF AND BEACH RESORT (BEACH SIDE) AND GO TO STOP SIGN. PROCEED AND TURN LEFT ON FIRST STREET INTO THE LUAU TOWERS, THE CONDO IS IN TOWER 1

**Legal Description:** UNIT 6602/6604 LUAU CONDO PH I OR 2721-1832 OR 2739-2576 OR 3079-2352

**Remarks:** Exceptional SE Corner Unit in Luau I at Sandestin Golf & Beach Resort Stunning 2BR/2BA southeast corner unit with panoramic Gulf and resort pool views from every room and a spacious wrap-around balcony—perfect for dining or relaxing. Bright and beautifully furnished, this condo features updated flooring, a refreshed kitchen with breakfast bar, and a flexible lock-out floor plan ideal for personal use or rental income. The unit is currently in the Sandestin Resort rental program with an 'A' grade rating, this turn-key property enjoys strong booking history and income potential, while still allowing owner use..

|  |                         |                   |                        |
|--|-------------------------|-------------------|------------------------|
| <b>Garage Spaces:</b> 1                  | <b>Waterfront Feet:</b> | <b>Acreage:</b>   | <b>Beach Frontage:</b> |
| <b>Covered Spaces:</b> 1                 | <b>Waterfront:</b>      | <b>Farm Info:</b> |                        |
| <b>Driveway Spaces:</b>                  | <b>Waterview:</b>       |                   |                        |
| <b>Lot Features:</b>                     | <b>Lot Dimensions:</b>  |                   |                        |
| <b>Lot/Parcel Access:</b>                |                         |                   |                        |
| <b>Parking Features:</b> Garage Attached |                         |                   |                        |

| Room Name      | Lvl   | Dimnsns     | Remarks                       | Construction/Siding:  |
|----------------|-------|-------------|-------------------------------|---|
| Dining Room    | First | 21 x 13     | Living Room/Dining Room Combo | <b>Project Facilities:</b> BBQ Pit/Grill; Beach; Dumpster; Elevators; Golf; Pavillion/Gazebo; Pickle Ball; Picnic Area; Pool; Short Term Rental - Allowed; Tennis; TV Cable<br><b>Exterior:</b> Balcony; BBQ Pit/Grill; Patio Covered; Pool - In-Ground<br><b>Interior:</b><br><b>Appliances:</b><br><b>Utilities:</b> Community Sewer; Electric; TV Cable<br><b>Existing Leases:</b><br><b>Mstr Bdrm/Mstr Bath:</b><br><b>Energy:</b> AC - Central Gas |
| Kitchen        | First | 14 x 8      |                               |   |
| Master Bedroom | First | 16.8 x 13.6 |                               |   |
| Bedroom        | First | 12.9 x 10.8 |                               |   |

|  |                             |                                     |
|--|-----------------------------|-------------------------------------|
| <b>Assessment Amount:</b> 1,109 Monthly  | <b>Homestead:</b> No        | <b>Rent/Mo:</b>                     |
| <b>Fees Include:</b>   | <b>Land Lease P/Year:</b>   | <b>Lease Expiration Dt:</b>         |
| <b>New Buyer Fee Amt:</b> 0.05 %   | <b>Assessment Fees:</b> Yes | <b>Is Subject Leased:</b> No        |
|  | <b>Last Taxes:</b> 4,165    | <b>Assumable Mtg Typ:</b>           |
|  | <b>Last Tax Year:</b> 2024  | <b>Financing:</b>                   |
| <b>Listing Office:</b> Correct Property Management & Real Estate ECPN25                  | <b>Agent Ph:</b>            | <b>Sale Type:</b> Estate In Probate |
| <b>Co-listing Office:</b>  |                             | <b>As Is:</b> No                    |
| <b>Brokerage Interest:</b> Familial Interest - Listing Broker/Licensee related to owner. |                             |                                     |

**List Price:** \$588,777

**Days On Market:** 2  
**Cumulative DOM:** 2  
**Mortgage Type:**

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