

\$799,000 - 11619 Front Beach Road 1206, Panama City Beach

MLS® #971093

\$799,000

3 Bedroom, 3.00 Bathroom, 1,766 sqft
Condominium

Edgewater Tower II, Panama City Beach, FL

Premier Gulf-Front Penthouse in Panama City Beach's ONLY Full-Service Resort

Discover the ultimate luxury beachfront living in this rare 3-bed, 3-bath, two-story penthouse at Edgewater Beach Resort—Panama City Beach's ONLY full-service resort. Offering unmatched amenities and an exceptional rental history, this premier penthouse is a one-of-a-kind investment opportunity.

From the moment you enter, you're greeted by breathtaking, panoramic views of the Gulf through floor-to-ceiling windows in the dining room, living room, and upstairs bedroom. The expansive open floor plan ensures you enjoy the beauty of the coastline from every angle.

Spanning 1,366 sq. ft. on the main level, plus an additional 400 sq. ft. upstairs bedroom with a 20x30 private rooftop..... this unit is perfect for luxury coastal living. The recently renovated kitchen features granite countertops, a spacious peninsula, white cabinetry, and stainless steel appliances. Each of the three bedrooms has its own private ensuite bath, offering comfort and convenience for owners and guests alike.

The primary suite features a king bed, walk-in closet, and a spa-like walk-in shower. The second bedroom on the main level includes



two twin beds, two closets, and a tub/shower combo. The upstairs penthouse suite boasts a queen bed, updated ensuite bath, dry bar with plumbing access, mini-fridge, and private access to the rooftop sun deck, perfect for soaking in the unrivaled Gulf views.

This unit is fully updated with LVP flooring throughout, new sliding glass doors, two owner's closets, an exterior storage closet, and a wet bar with plumbing access. The HVAC system (2 years old) and private upstairs A/C unit (1 year old) ensure year-round comfort. The washer/dryer has its own dedicated space for added convenience.

Premier Investment Opportunity - Proven \$80K Annual Revenue This penthouse has generated \$80K in annual rental income, with no nightly rates below \$200 and a 4-night minimum stay. A loyal snowbird guest has booked for the past 4 years and would love to continue with the new owner. Currently managed by Southern Vacation Rentals, this unit is an established rental performer with high demand year-round.

Unmatched Resort Amenities - The Best in Panama City Beach Edgewater Beach Resort is THE premier destination in Panama City Beach, offering the most extensive luxury amenities of any property on the Emerald Coast:

11 resort-style pools, including the iconic lagoon pool with waterfalls
HOA-owned private beach access with new pool cabanas
On-site fine dining at Oceans Bar & Grill & poolside bars
9-hole golf course with pro shop & free annual cabana rental for owners
State-of-the-art fitness center, basketball & tennis courts
Expanding pickleball courts (3 now, growing to 12)
On-site Starbucks market, retail shops, and ice cream parlor

Arcade, convenience market, and full-service spa
Electric car charging station & trailer parking inside the gated resort

Exclusive Owner Perks: 20% discounts at all Edgewater restaurants & shops (extendable to family members)
Complimentary beach chair rental annually
Owners can pass discounts to parents, grandparents, and children

Prime Location in the Heart of Panama City Beach
Situated in the most desirable location, Edgewater Beach Resort is steps away from Edgewater Shoppes, featuring:

• Fine dining, bowling, arcade, axe throwing, escape rooms & more
• Salons, spas, golf cart & car rentals
• Nearby access to charter fishing, kayak & pontoon rentals, dolphin tours, & top-rated attractions
• Close proximity to Publix, Walmart, and more conveniences

This one-of-a-kind penthouse is the perfect blend of luxury, investment potential, and unbeatable amenities. If you're looking for a high-performing rental, an upscale beachfront getaway, or both THIS IS IT!

• Don't miss this rare opportunity schedule your private showing today!

Built in 1985

Essential Information

MLS® #	971093
Sold Price	\$799,000
List Price	\$824,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,766

Year Built	1985
Type	Condominium
Sub-Type	Condominium
Style	N/A
Status	Sold

Community Information

Address	11619 Front Beach Road 1206
Area	27 - Bay County
Subdivision	Edgewater Tower II
City	Panama City Beach
County	Bay
State	FL
Zip Code	32407

Amenities

Amenities	Beach, Community Room, Exercise Room, TV Cable, Tennis, Waterfront, Short Term Rental - Allowed
Utilities	Electric, Public Sewer, Public Water
View	Gulf
Is Waterfront	Yes
Waterfront	Gulf

Interior

Interior Features	Breakfast Bar
Appliances	Dishwasher, Dryer, Refrigerator, Washer, Electric Water Heater
Cooling	Central Air

Exterior

Exterior Features	Balcony
Construction	Concrete
Foundation	Slab

School Information

Elementary	Hutchinson Beach
Middle	Surfside
High	Arnold

Additional Information

Days on Website	549
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HOA Fees 4326.22
HOA Fees Freq. Quarterly

Listing Details

Listing Office Beach House Sales and Development

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