

\$635,000 - 11619 Front Beach Road 511, Panama City Beach

MLS® #984437

\$635,000

2 Bedroom, 2.00 Bathroom, 1,366 sqft
Condominium

Edgewater Tower II, Panama City Beach, FL

GULF-FRONT RENTAL MACHINE! For savvy investors seeking a proven track record of **STRONG RENTAL HISTORY** plus a condo with **ALL** the renovations already completed, this is the one! This powerhouse boasts an incredible history of rental income: \$56k in 2024, \$67k in 2023, and \$68k in 2022. The momentum is strong - with over \$58k already grossed for 2025 and more to go! As the largest 2-bedroom + bunks floor plan in the complex (and the best upgraded in our opinion), this unit is perfectly designed for maximizing rental revenue and vacation relaxation. All of the furnishings convey. Keep it on the current rental program and begin collecting rental income right away! As you enter this stunning 5th-floor oasis, discover the spacious, open-concept layout where floor-to-ceiling windows frame breathtaking, direct views of the Gulf of Mexico. The fully upgraded kitchen features white cabinets, granite countertops, stainless steel appliances, and modern lighting (no drop ceiling like many other units!). The comfortable primary and guest bedrooms along with the additional twin bunk area provide ample sleeping space. Every detail, from the sleek finishes to the thoughtfully chosen decor, has been meticulously prepared. The updated wood-look tile flooring runs throughout the unit - no carpet! Step out onto your private balcony and soak up the sun glistening over the white sand



and emerald waters. Tower II is the building to the west of the grand lagoon pool and sits closer to the Gulf, which helps provide even more enjoyment and privacy.

Edgewater Beach & Golf Resort stands out as the premier destination in Panama City Beach - offering unparalleled amenities along the Emerald Coast. No other complex comes close. Plus, the HOA has completed all of the required inspections and recently was awarded a large insurance payout. The seller has been very happy with the HOA, the HOA board, and their own personal experience at the resort as both an investor and enjoying it as a guest. No special assessments are pending. The exclusive and extensive amenities include the HUGE Gulf-front lagoon pool, numerous heated pools, and multiple hot tubs. Enjoy direct beachfront access with an on-site restaurant and bar, a pizza café, ice cream, arcade, and other retail shops right on the property. Stay active in the large fitness center, check out the pickleball, tennis, and shuffleboard courts, play a round on the golf course, or have fun on the splash pad - this resort has options for everyone. Outside the guarded security gates you'll find a variety of dining options, from NY-style pizza to upscale seafood, plus a myriad of other tourist attractions.

With its incredible 5th-floor views, extensive upgrades, proven rental history, and prime location in one of PCB's most sought-after resorts, this condo is a must-see gem. Don't miss your chance to own this fully remodeled, beachfront paradise at an incredible price. Schedule your showing today. A video tour is also available

Built in 1985

Essential Information

MLS® #	984437
Sold Price	\$635,000
List Price	\$650,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,366
Year Built	1985
Type	Condominium
Sub-Type	Condominium
Style	N/A
Status	Sold

Community Information

Address	11619 Front Beach Road 511
Area	27 - Bay County
Subdivision	Edgewater Tower II
City	Panama City Beach
County	Bay
State	FL
Zip Code	32407

Amenities

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

Interior

Cooling	Central Air
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Exterior

Exterior Features	Balcony
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School Information

Elementary	Hutchinson Beach
Middle	Surfside

High Arnold

Additional Information

Days on Website 377
HOA Fees 5376.6
HOA Fees Freq. Quarterly

Listing Details

Listing Office Coldwell Banker Realty

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