

\$290,000 - 520 N Richard Jackson Boulevard Unit 2306, Panama City Beach

MLS® #996458

\$290,000

2 Bedroom, 2.00 Bathroom, 1,418 sqft
Condominium

EDGEWATER GOLF VILLAS 2A CONDO,
Panama City Beach, FL

RENTAL MACHINE!!! For those seeking a proven track record of strong rental history, this is the spot! Over \$37k of consistent revenue earned in both 2024 and 2025 (even with 6+ weeks of annual owner stays). 2026 already has multiple bookings! The unit recently switched to being self-managed and the sellers would be happy to transfer all information, bookings, and vendors to a new buyer for a seamless transition if desired. Seller is also offering to pay the next quarter HOAs dues for the new buyer. Edgewater Beach & Golf Resort stands out as the premier destination in Panama City Beach - offering unparalleled amenities along the Emerald Coast. Plus, the HOA has completed all of the required inspections and recently was awarded a large insurance payout. The sellers have been very happy with the HOA, the HOA board, and their own personal experience at the resort as both investors and enjoying it as guests themselves. No special assessments are pending. This stunning Villa #2306 features a spacious living area, upgraded coastal furnishings, sleeper sofa, large dining table, and a fully-equipped kitchen with freshly painted cabinets and granite countertops. The primary suite features new flooring (no carpet!), a king-sized bed, TV, and an ensuite bathroom with a sleek new double vanity and tiled shower. It is evident that significant



investment was put into the renovations. Additionally, over \$1000 was just spent on all new bedding, towels, pans, etc! Providing peace of mind the water heater is 2021 and the HVAC is 2019. The huge second bedroom also offers new flooring, plus two queen beds, TV, and access to the second bathroom with a tub/shower combo. Outside on the covered balcony you'll view palm trees and hedges to provide some privacy. Edgewater Beach & Golf Resort offers exclusive and extensive amenities like the 11,800sqft Gulf-front lagoon pool, nine heated pools, four hot tubs, beachfront restaurant and bar, coffee, ice cream parlor, spa, fitness center, golf course, and lighted tennis/pickleball/basketball courts. Conveniently located, the resort provides direct access to the beach, water sports, and beach chair service. Outside the guarded security gates, you'll find a variety of dining options, from NY-style pizza to upscale seafood. With its unbeatable location, exceptional amenities, and proven rental potential, Villa #2306 is a must-see gem in one of PCB's most sought-after resorts! Schedule your showing today! A video tour is also available

Built in 1991

Essential Information

MLS® #	996458
Sold Price	\$290,000
List Price	\$295,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,418
Year Built	1991
Type	Condominium
Sub-Type	Condominium

Style	N/A
Status	Sold

Community Information

Address	520 N Richard Jackson Boulevard Unit 2306
Area	27 - Bay County
Subdivision	EDGEWATER GOLF VILLAS 2A CONDO
City	Panama City Beach
County	Bay
State	FL
Zip Code	32407

Amenities

Utilities	Electric, Public Sewer, Public Water
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Interior

Cooling	Central Air
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School Information

Elementary	Hutchinson Beach
Middle	Surfside
High	Arnold

Additional Information

Days on Website	389
HOA Fees	3839.66
HOA Fees Freq.	Quarterly

Listing Details

Listing Office	Coldwell Banker Realty
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