

\$480,000 - 8727 Thomas Drive B13, Panama City Beach

MLS® #985861

\$480,000

3 Bedroom, 3.00 Bathroom, 1,512 sqft
Condominium

Sugar Beach Condominiums, Panama City
Beach, FL

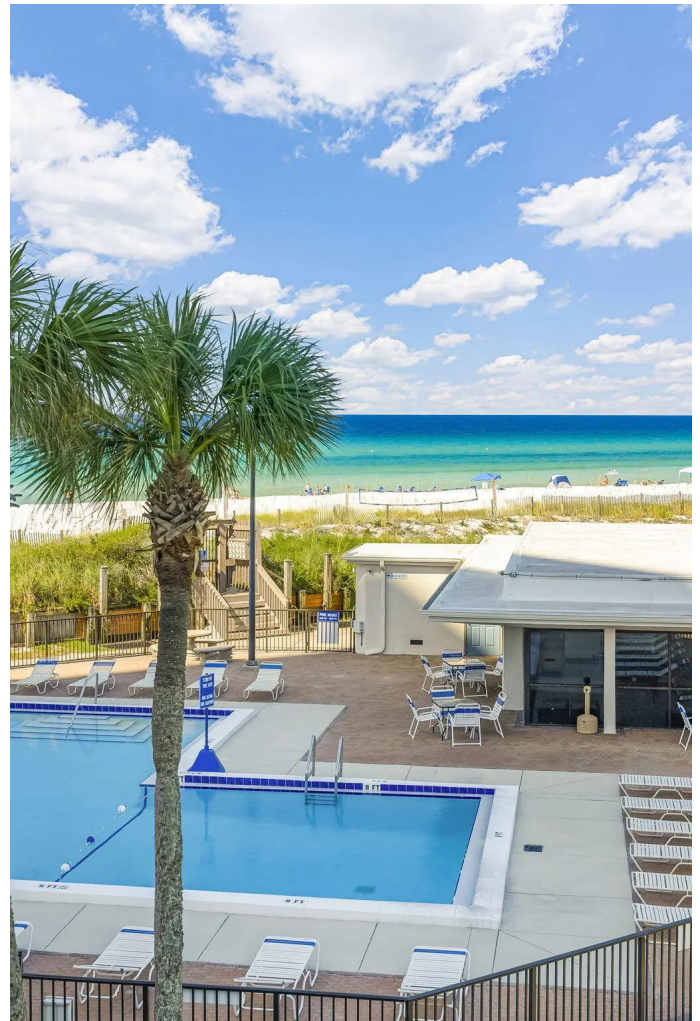
**LOWEST PRICED 3 bed / 3 bath condo on the
ENTIRE BEACH!!!**

Experienced investors are trained to "love" the number and simply "like" the property, but why not have both? This is by far the **LOWEST PRICED** comp in the entire town that is this close to the sand, and if pricing wasn't an instant attention grabber... it also has some of the lowest HOA fee's of all the comps!

Simply put, you will not find a 3 bedroom condo on the beach with views like this. Only a few feet from the sand, you can go from your incredible condo to the emerald green waters before folks in other communities can even catch an elevator! That's right... park directly at your door, and within seconds, find your toes in the sand and your soul soaking in the sun. A key requirement for generating strong rentals is location, and the prime location is where this condo **TRULY** outshines all other competition.

For the kiddos, there are go cart tracks, video arcades, mini golf courses, thrill rides, ice cream shops, souvenir shops, and the list goes on!

For the adults, there are numerous bars/restaurants right outside your door - including the Famous Ms. Newby's! To make it even better, Tootsies will be opening their highly anticipated Beach Bar just 2 doors



down - where big name band's will undoubtedly be brought back to the beach. No need to drive after those adult beverages, your condo is perfectly located just a few seconds away!!!

Although the legendary action of Thomas Dr is right outside your front door, if it's peace and quiet you seek, you will lose yourself in the serenity of the lush and peaceful oasis of Sugar Beach. Offering one of the largest and most unique greenspaces in all of PCB, this incredible community offers ample room to stretch your legs while walking the well-manicured path around the pristine sprawling koi/turtle pond. You will not find another property in town that is directly on the beach - yet also offers such an incredible courtyard with a pool, tennis/pickleball courts, shuffleboard, a grilling area, a community clubhouse, a private gated beach access, and over 375 feet of incredible beach access!

Sugar Beach is one of the only pet friendly Gulf front rental destinations in the entire area. Years of market data shows that pet friendly options bring a higher nightly rate, have a better vacancy rate, and are more likely to attract "snowbirds" during the off season, so when it comes to rentals, you find yourself with a true competitive advantage.

In addition to being pet friendly, Sugar Beach is a private/family friendly gated community with no elevators. The list of Gulf Front complexes where you can park directly at your door are few and far between, but Sugar Beach offers exactly that!

This amazing unit has already been updated with over \$50k in upgrades: All new hurricane doors and windows in 2024, newly remodeled bathrooms upstairs, new LVP and Tile flooring in most areas, custom woodwork in the living

room and stairs, etc. It is turnkey and ready to go!!!

With many 3 bedroom units in Sugar Beach generating \$60k+ annually in rentals... One look at the numbers, one look at the condo, and one look at the location - and you will become a firm believer. This condo genuinely has it all and will turn an incredible profit - while creating unforgettable lifetime memories for years to come.

Welcome to Paradise!!!

Built in 1974

Essential Information

MLS® #	985861
Sold Price	\$480,000
List Price	\$489,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,512
Year Built	1974
Type	Condominium
Sub-Type	Condominium
Style	N/A
Status	Sold

Community Information

Address	8727 Thomas Drive B13
Area	27 - Bay County
Subdivision	Sugar Beach Condominiums
City	Panama City Beach
County	Bay
State	FL
Zip Code	32408

Amenities

Amenities	BBQ Pit/Grill, Beach, Community Room, Dumpster, Gated Community, Laundry, Picnic Area, TV Cable, Tennis, Waterfront, Pets Allowed, Pickle Ball, Short Term Rental - Allowed
Utilities	Electric, Public Sewer, Public Water, TV Cable
View	Gulf, Pond
Is Waterfront	Yes
Waterfront	Pond
Has Pool	Yes
Pool	In Ground

Interior

Interior Features	Breakfast Bar, Crown Molding, Owner's Closet, Washer/Dryer Hookup
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Washer
Cooling	Ceiling Fan(s)

Exterior

Exterior Features	Outdoor Grill, Pool - Enclosed, Tennis Court(s)
Windows	Double Pane Windows, Skylight(s)
Roof	Membrane
Construction	Concrete, Stucco
Foundation	Slab

School Information

Elementary	Breakfast Point
Middle	Breakfast Point
High	Arnold

Additional Information

Days on Website	357
HOA Fees	3043.73
HOA Fees Freq.	Quarterly

Listing Details

Listing Office	Beachy Beach Real Estate
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