

\$400,000 - 8944 Coral Reef Way, Panama City Beach

MLS® #1000857

\$400,000

2 Bedroom, 2.00 Bathroom, 1,472 sqft
Townhouse

Latitude Margaritaville, Panama City Beach,
FL

Step into the best of low-maintenance, resort-style living in this barely lived-in Aloha Cottage! Perfectly situated in Phase 5 near the golf cart underpass, you're just minutes from the vibrant Town Square amenities of Latitude Margaritaville Watersound -- one of Northwest Florida's premier 55+ active adult communities. Nestled on a fabulous oversized corner lot, this charming 2-bedroom, 2-bath Florida cottage with a versatile flex room delivers 1,472 square feet of thoughtfully designed living space -- complete with upgrades galore, including granite countertops, elevated cabinetry, and beautiful laminate flooring throughout. The spacious kitchen flows seamlessly into the dining and family rooms, while a large laundry room and a lovely screened-in porch add everyday comfort and coastal charm. Just 7 miles from pristine Gulf beaches and situated within a golf-cart-friendly community, you'll enjoy world-class amenities set along the Intracoastal Waterway -- including a resort-style pool, two-story waterfront restaurant, state-of-the-art fitness center with indoor pool and spa, tennis and pickleball courts, and a lively bandshell for concerts and outdoor events. With two garage spaces, furnishings negotiable, and a brand-new Publix coming soon nearby, this turnkey cottage is ready to become your perfect primary retreat or sun-soaked second home. Live where others vacation -- your coastal



dream starts here!

Built in 2023

Essential Information

MLS® #	1000857
Sold Price	\$400,000
List Price	\$417,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,472
Year Built	2023
Type	Townhouse
Sub-Type	Townhouse
Style	Florida Cottage
Status	Sold

Community Information

Address	8944 Coral Reef Way
Area	27 - Bay County
Subdivision	Latitude Margaritaville
City	Panama City Beach
County	Bay
State	FL
Zip Code	32413

Amenities

Utilities	Public Sewer, Public Water, Underground
# of Garages	2

Interior

Interior Features	Breakfast Bar, Vaulted Ceiling(s), Recessed Lighting
Appliances	Dishwasher, Disposal, Microwave, Refrigerator
Heating	Central
Cooling	Central Air
# of Stories	1

Exterior

Lot Description	Sidewalk, Survey Available
Construction	Siding CmntFbrHrdBrd

School Information

Elementary	West Bay
Middle	Surfside
High	Arnold

Additional Information

Days on Website	149
Zoning	Resid Single Family

Listing Details

Listing Office	Legacy Premier Agency LLC
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