

\$618,000 - 9353 Cool Breeze Drive, Panama City Beach

MLS® #975201

\$618,000

2 Bedroom, 3.00 Bathroom, 1,742 sqft

Townhouse on 0.10 Acres

Latitude at Watersound, Panama City Beach, FL

CURRENTLY UNDER CONTRACT, SELLER WILL CONSIDER BACKUP OFFERS. This impeccably upgraded Tortola Villa is designed for modern coastal living, offering 2 bedrooms, 2.5 baths, a versatile flex room, and beautifully integrated indoor-outdoor spaces. Expansive sliding glass doors invite natural light into the bright, airy interior and extend the living area to a private screened lanai with custom pavers, a heated saltwater pool, and tranquil preserve views â€” creating a seamless connection to the outdoors.

Inside, thoughtful upgrades elevate this villa's aesthetic. Luxury vinyl plank flooring runs throughout, complemented by 8' doors, designer fixtures, recessed lighting, and sleek black hardware. The gourmet kitchen features 42" upper cabinets with crown molding, granite countertops, a full-height backsplash, premium stainless appliances including a gas range, and pullout shelving in the pantry and lower cabinets for effortless organization.

The primary suite serves as a calming retreat with a spa-style zero-entry tiled shower featuring dual rain and standard showerheads, a seamless glass enclosure, and granite vanities with framed mirrors. A custom-designed walk-in closet enhances the space, offering tailored organization and elegant storage solutions.



A spacious guest suite offers privacy and comfort with its own walk-in closet and an ensuite bath featuring an upgraded walk-in shower. Additional features include a flexible bonus space that could be converted to a third bedroom, an insulated garage with attic storage and utility sink, and premium LG appliances, completing the functional design.

Latitude Margaritaville Watersound is a premier 55+ community situated along the Intracoastal Waterway, just 7 miles from the Gulf. Residents enjoy an unparalleled lifestyle centered around the vibrant Town Square, home to a Bandshell for live entertainment, a Trex outdoor dance floor, Barkaritaville Dog Park, and the two-story Bar & Chill restaurant overlooking the Intracoastal Waterway. Amenities include a resort-style Paradise Pool, a state-of-the-art fitness center with lap pool, spa, fitness classes, and abundant golf cart paths and walking trails throughout the community. Additional amenities include tennis, pickleball, basketball, bocce ball, cornhole, a putting green, ping-pong, a kayak launch, and more.

Future additions include South Point West Bay Marina with wet and dry docks, and commercial shopping and dining district. A Health Care Campus with urgent care, outpatient surgical center, and a future 100-bed hospital is also underway within five miles.

This home includes the balance of the builder's 10-year structural warranty from the original closing date. Short-term rentals are allowed with a minimum of 30 days, up to 3 leases per year with HOA approval. Lawn care, exterior paint, and roof replacement are managed by the HOA, enhancing a carefree, low-maintenance lifestyle.

Built in 2024

Essential Information

MLS® #	975201
Sold Price	\$618,000
List Price	\$625,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,742
Acres	0.10
Year Built	2024
Type	Townhouse
Sub-Type	Townhouse
Style	Florida Cottage
Status	Sold

Community Information

Address	9353 Cool Breeze Drive
Area	27 - Bay County
Subdivision	Latitude at Watersound
City	Panama City Beach
County	Bay
State	FL
Zip Code	32413

Amenities

Amenities	Dock, Exercise Room, Gated Community, Minimum Rental Prd, Pool, Waterfront, Pets Allowed, Pickle Ball
Utilities	Electric, Gas - Propane, Public Sewer, Public Water, TV Cable
Parking	Garage Door Opener
# of Garages	2
Has Pool	Yes
Pool	Heated, In Ground

Interior

Interior Features	Kitchen Island, Pantry, Washer/Dryer Hookup
Appliances	Dishwasher, Dryer, Microwave, Washer, Tankless Water Heater

Heating	Central
Cooling	Central Air, Ceiling Fan(s)
# of Stories	1

Exterior

Exterior Features	Pool - Enclosed, Sprinkler System
Roof	Shingle
Construction	Siding CmntFbrHrdBrd
Foundation	Slab

School Information

Elementary	West Bay
Middle	Surfside
High	Arnold

Additional Information

Days on Website	507
Zoning	Resid Single Family
HOA Fees	351
HOA Fees Freq.	Monthly

Listing Details

Listing Office	1 Percent Lists Florida Coast
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