

\$560,000 - 11619 Front Beach Road Unit 307, Panama City Beach

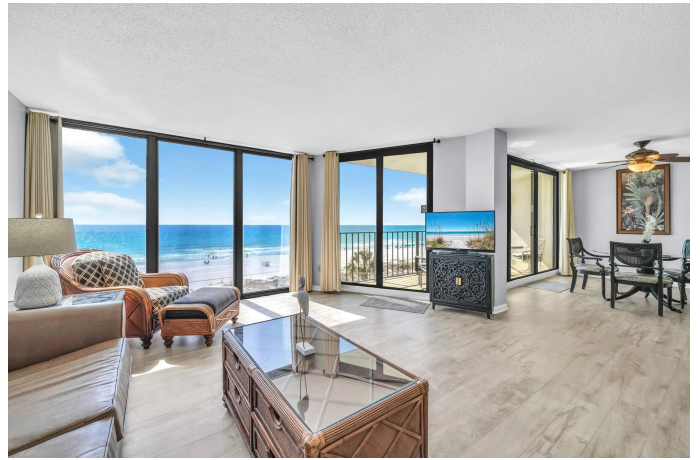
MLS® #997301

\$560,000

2 Bedroom, 2.00 Bathroom, 1,366 sqft
Condominium

Edgewater Tower II, Panama City Beach, FL

Welcome to Edgewater excellence in Tower II-307, featuring the coveted 'Deluxe' floor plan that delivers the resort's most spacious 2-bedroom design plus massive rental opportunity. This well-maintained third-floor retreat is sold fully-furnished and features several high-value updates, including a 2021 HVAC system and newer hurricane-rated floor-to-ceiling sliding glass doors for seamless balcony access. The kitchen is equipped with stainless steel appliances and painted white cabinets. Throughout the unit is upgraded wood-look flooring and tile (no carpet!). The dining room flows to the large balcony which provides spectacular, direct views of the emerald waters and white sands from a vantage point that feels remarkably connected to the beauty of the Gulf. Since it is already on a rental program, a new buyer has the opportunity to begin collecting rental income immediately. Comparable 2-bedroom units at Edgewater are generating \$50,000-\$60,000 annually! Now is the perfect time for a new buyer to add their own personal flair and coastal vision to capitalize on rental potential. Tower II is an ideal location, situated west of the grand lagoon pool and closer to the beach than Tower I for added privacy and easier shoreline access. Edgewater Beach and Golf Resort remains a landmark destination in Panama City Beach, offering an array of amenities that no other complex can match.



The HOA is in a strong position with all required inspections completed and no special assessments pending. Edgewater offers direct beachfront access and a wealth of on-site conveniences including a beachfront restaurant, market, pizza, and ice cream shop. Stay active at the large fitness center, pickleball and tennis courts, or the golf course located right on the property. The guarded security gates and proximity to a plethora of local dining and attractions make this one of the most sought-after locations on the Emerald Coast. Whether you are looking for a beach home or a strategic investment, this unit offers a solid foundation at an incredible value. Schedule your showing today to experience the amazing Gulf views and the endless possibilities of this Tower II Deluxe oasis. A video tour is also available

Built in 1985

Essential Information

MLS® #	997301
Price	\$560,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,366
Year Built	1985
Type	Condominium
Sub-Type	Condominium
Style	N/A
Status	Active

Community Information

Address	11619 Front Beach Road Unit 307
Area	27 - Bay County
Subdivision	Edgewater Tower II
City	Panama City Beach

County	Bay
State	FL
Zip Code	32407

Amenities

Utilities	Electric, Public Sewer, Public Water
View	Gulf
Is Waterfront	Yes
Waterfront	Gulf
Water View	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

Listing Details

Listing Office	Coldwell Banker Realty
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