

# \$260,000 - 14401 Front Beach Road Unit 312, Panama City Beach

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MLS® #1010573

**\$260,000**

Bedroom, 1.00 Bathroom, 330 sqft  
Condominium

None, Panama City Beach, FL

**ASSESSMENT FREE!!! NEWLY  
REMODELED!!! FLAWLESSLY  
DECORATED!!! HANDICAP ACCESSIBLE!!!**

There are a lot of condos for sale in Fontainebleau, and there are even more for sale up and down the white sandy beach, but there is only one quite like this... This NON RENTAL unit has been owner occupied and meticulously cared for. Over \$20k invested in flooring, cabinetry, bathroom updates, and decor. With sooooo many condo's having the same old "coastal" color pallet and decor, rest assured knowing that this special gem has been professionally decorated, and the custom flare for detail will ensure that it stands apart from the rest. When renters are booking their beach vacation, they scroll endlessly looking at 100's of condos that all look the same. Now imagine them stumbling across this one - just like you did. The undeniable uniqueness will draw them in - just like it did you. They will have no choice but to want a closer look, and before you know it... You are booked solid and bringing in \$30k+ in annual rentals!!! Whether you are looking for a place to call home, a place to use as an escape from home, or perhaps the best rental option on the beach - this condo offers everything you could dream of, and so very much more! \$895 monthly HOA dues cover EVERY single utility expense - even the electricity!!! Take 2 seconds to break that down (\$150 elec, \$80 water, \$50



trash, \$120 cable/internet, \$300 exterior insurance, \$30 sewer, \$100 exterior maint/grounds, \$30 gym = \$860 TOTAL), and you will quickly see that you are only paying \$35 a month for a pool, the biggest and best beach viewing deck in town, and the closest condos to the sand that PCB has to offer. You will NOT find a better deal anywhere in town! 3rd floor, right on the sand, and perfectly located on the HIGHLY DESIRED west side of the building which guarantees the best sunsets in town. Simply put... This INCREDIBLE unit in the most ICONIC building on the beach won't be beat!!!

Built in 1965

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | 1010573     |
| Price          | \$260,000   |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 330         |
| Year Built     | 1965        |
| Type           | Condominium |
| Sub-Type       | Condominium |
| Style          | N/A         |
| Status         | Active      |

### **Community Information**

|             |                                 |
|-------------|---------------------------------|
| Address     | 14401 Front Beach Road Unit 312 |
| Area        | 27 - Bay County                 |
| Subdivision | None                            |
| City        | Panama City Beach               |
| County      | Bay                             |
| State       | FL                              |
| Zip Code    | 32413                           |

### **Amenities**

|           |                                                |
|-----------|------------------------------------------------|
| Utilities | Electric, Public Sewer, Public Water, TV Cable |
|-----------|------------------------------------------------|

|               |      |
|---------------|------|
| View          | Gulf |
| Is Waterfront | Yes  |
| Waterfront    | Gulf |
| Water View    | Gulf |

### **Interior**

|                   |               |
|-------------------|---------------|
| Interior Features | Newly Painted |
| Appliances        | Refrigerator  |

### **Exterior**

|              |                   |
|--------------|-------------------|
| Windows      | Window Treatments |
| Construction | Concrete          |

### **School Information**

|            |                  |
|------------|------------------|
| Elementary | Hutchinson Beach |
| Middle     | Surfside         |
| High       | Arnold           |

### **Listing Details**

|                |                          |
|----------------|--------------------------|
| Listing Office | Beachy Beach Real Estate |
|----------------|--------------------------|

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Listing information last updated on September 4th, 2026 at 9:22am CDT