

\$529,000 - 16819 Front Beach Road Unit 314, Panama City Beach

MLS® #1012209

\$529,000

2 Bedroom, 3.00 Bathroom, 1,131 sqft
Condominium

TIDEWATER BEACH STAGE 2, Panama City
Beach, FL

GULF-FRONT CONDO | THIRD FLOOR | 2
BEDROOMS + BUNK ROOM | 3 FULL
BATHS | SLEEPS UP TO 8 | VACATION
RENTAL

Welcome to Tidewater 314--an exceptionally clean, thoughtfully updated, furnished Gulf-front condo on the desirable west end of Panama City Beach. This 1,131-square-foot residence offers two bedrooms plus a separate bunk room, three full bathrooms, direct beach access, sweeping Gulf views, exceptional third-floor convenience, and established vacation-rental performance. Although the owners intentionally limited RealJoy bookings to six guests to reduce wear, the condo can accommodate up to eight--creating additional rental flexibility for its next owner.

WHY TIDEWATER 314?

• THE IDEAL THIRD FLOOR--Enjoy sweeping Gulf-front views while remaining close enough to feel connected to the beach below. Morning coffee comes with emerald water, colorful sunsets, and passing dolphins--without being dozens of floors away from the fun.

• ELEVATOR OPTIONAL--Unit 314 is only one level above the second-floor parking



skybridge and can be reached quickly by elevator or stairs--an especially valuable advantage during busy vacation seasons.

EASY ARRIVALS--Move children, groceries, luggage, and beach gear safely from Tidewater's expansive covered parking garage ... across the enclosed skybridge without crossing busy Front Beach Road. One quick floor up, and vacation begins.

FLEXIBLE FAMILY-FRIENDLY LAYOUT--A king primary suite, queen guest suite, and twin-over-twin bunks comfortably accommodate six. The condo can accommodate up to eight guests, although RealJoy currently advertises six at the owners' request to reduce wear. The separate bunk room and three full bathrooms provide valuable space, privacy and flexibility.

GULF-FRONT LIVING--Large windows fill the living area with natural light and Gulf views, while the spacious private balcony provides a front-row seat to emerald water, sugar-white sand, colorful sunsets and dolphins passing through the Gulf.

EXCEPTIONALLY CLEAN--The owners personally inspect and deep-clean the condo several times each year, address maintenance proactively and keep every mattress and pillow enclosed in protective covers. It is the kind of vacation home where owners and guests can arrive, unpack and relax, knowing the details have been handled with care.

THOUGHTFULLY UPDATED--Features include a fresh contemporary color palette, refinished cabinetry, stainless-steel appliances, updated backsplash, wide kitchen with farmhouse sink, updated furnishings and hard-surface flooring throughout--NO CARPET. The water heater was replaced

approximately two years ago.

PROVEN GUEST APPEAL--With nearly 70 guest reviews--overwhelmingly five-star--Tidewater 314 has an established history of exceptional vacation experiences. Guests repeatedly praise the Gulf views, cleanliness, convenient third-floor location, easy garage access and family-friendly layout.

ESTABLISHED RENTAL PERFORMANCE--The condo has historically generated gross vacation-rental income in the \$50,000s despite substantial owner use, including extended winter occupancy, and while intentionally limiting advertised occupancy to six. Accommodating up to eight may provide additional rental-income opportunity for a future owner who chooses to increase availability and occupancy.

WHY TIDEWATER BEACH RESORT?

YEAR-ROUND WATER FUN--Enjoy two expansive Gulf-front lagoon pools, an indoor heated pool and multiple hot tubs. Even when beach weather does not cooperate, guests still have a warm place to swim and play.

FITNESS AND RELAXATION--The resort offers a 4,300-square-foot Gulf-front fitness center, Roman spa, indoor whirlpool, saunas and steam rooms--all without leaving the property.

ENTERTAINMENT FOR EVERYONE--An on-site movie theater, arcade and game room provide easy entertainment for children, teenagers and adults, especially on rainy days or quiet evenings.

BUSINESS MEETS THE BEACH--Tidewater's impressive 5,000-square-foot Gulf-front conference center

and business-friendly facilities allow owners and guests to work remotely, conduct meetings or combine a business gathering with a beachfront stay. Business owners should consult their tax professional regarding any potential deductions related to qualified business, travel or rental use.

MORE WITHOUT LEAVING THE RESORT--On-site dining, a Gulf-front restaurant and bar, poolside tiki bar, coffee and convenience market, BBQ and picnic area, 5,000-square-foot conference center and 30th-floor owners' lounge keep dining, recreation, relaxation and business facilities close at hand. Seasonal availability and operating hours may vary.

DIRECT BEACH ACCESS--Approximately 600 feet of Gulf frontage places the resort directly on Panama City Beach's sugar-white sand and emerald-green water.

COVERED PARKING AND SKYWALK--The expansive covered parking garage connects to the resort through an enclosed second-floor pedestrian skybridge, allowing owners and guests to avoid crossing busy Front Beach Road.

ASSOCIATION IMPROVEMENTS--The building and parking garage were recently repainted. Balcony repainting is scheduled to begin in the fall, and elevator modernization is planned. Tidewater Phase II currently has no announced special assessment for these improvements, and the sellers report no special assessments during their ownership.

OUTSTANDING WEST-END LOCATION--Tidewater is approximately one-half mile from Pier Park and convenient to Russell-Fields Pier, Aaron Bessant Park, Frank Brown Park, McGuire's Irish Pub,

shopping, dining, entertainment and special events.

EASY TO REACH AND EXPLORE--Northwest Florida Beaches International Airport and the renowned beach communities along Scenic Highway 30A are within easy reach.

ADVENTURE NEARBY--Golf, deep-sea fishing, boating, kayaking, parasailing, jet skiing, snorkeling, diving, mini golf, water parks, and abundant family entertainment are all close at hand.

Whether you are searching for a proven Panama City Beach vacation rental, short-term rental investment, furnished Gulf-front condo, second home or family beach retreat, Tidewater 314 offers a rare combination of views, low-floor convenience, cleanliness, resort amenities, west-end location and established guest appeal. This is the Panama City Beach condo owners and guests will enjoy--and remember.

Built in 2007

Essential Information

MLS® #	1012209
Price	\$529,000
Bedrooms	2
Bathrooms	3.00
Full Baths	3
Square Footage	1,131
Year Built	2007
Type	Condominium
Sub-Type	Condominium
Style	N/A
Status	Active

Community Information

Address	16819 Front Beach Road Unit 314
Area	27 - Bay County
Subdivision	TIDEWATER BEACH STAGE 2
City	Panama City Beach
County	Bay
State	FL
Zip Code	32413

Amenities

Utilities	Electric, Phone, Public Sewer, Public Water, TV Cable
Parking	Garage, Covered
# of Garages	2
View	Gulf
Is Waterfront	Yes
Waterfront	Gulf
Water View	Gulf
Has Pool	Yes
Pool	Heated, In Ground

Interior

Interior Features	Breakfast Bar, Crown Molding, Hallway Bunk Beds, Recessed Lighting, Track Lighting, Owner's Closet, Washer/Dryer Hookup, Elevator
Appliances	Dishwasher, Disposal, Dryer, Microwave, Refrigerator, Washer, Electric Water Heater
Heating	Central
Cooling	Central Air, Ceiling Fan(s)

Exterior

Exterior Features	Outdoor Grill, Balcony, Hot Tub, Pool - Enclosed, Sauna/Steam, Outdoor Shower
Windows	Window Treatments
Construction	Concrete, Stucco, Steel Frame

School Information

Elementary	Hutchinson Beach
Middle	Surfside
High	Arnold

Listing Details

Listing Office	Lokation
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