

\$350,000 - 17462 Front Beach Road 2b6, Panama City Beach

MLS® #1001482

\$350,000

2 Bedroom, 3.00 Bathroom, 1,280 sqft
Townhouse

Horizon South Townhouses, Panama City Beach, FL

Raise your hand if you're ready to own a slice of Panama City Beach paradise! This thoughtfully updated 3-bedroom, 2.5-bath townhome at 17462 Front Beach Road #2B6 delivers the rare trifecta beach buyers dream about: a coveted West End PCB location, a remarkably low \$325/month HOA, and proven vacation rental potential with bookings already on the calendar.

Step inside a move-in-ready coastal retreat. Recent upgrades include fresh LVP flooring throughout, new ceiling fans, a newer washer/dryer, smart TVs, and a sliding glass door off the primary suite. Two new doors and windows downstairs add efficiency and curb appeal, and the HVAC system is only two years young -- meaning the big-ticket items are already handled. With three generously sized bedrooms and 2.5 baths, there's plenty of room for family, friends, and rental guests to spread out comfortably.

Location is where this unit truly shines. Unit 2B6 sits at the front end of the Horizon South complex in Building #2 -- just inside the main Front Beach Road entrance -- giving you the shortest, easiest walk to everything. Horizon South offers deeded private beach access directly across Front Beach Road from the complex gate, so reaching the sugar-white sand and emerald Gulf waters is a matter of



minutes, not miles. Covered parking right outside your door makes hauling coolers, chairs, and groceries effortless.

Golf cart enthusiasts take note: as an owner at Horizon South, you're permitted to register your own golf cart on-property (decal required from Property Management, with up to two combined parking spaces per unit for vehicles and carts). There's even a dedicated long-term golf cart parking and charging area by the basketball courts -- a serious lifestyle perk in one of Florida's most golf-cart-friendly beach towns.

Beyond your doorstep, Horizon South is the amenity package that keeps families coming back year after year. Residents and guests enjoy four community pools (one heated in winter), a hot tub, fitness center, tennis and basketball courts, shuffleboard, pool tables in the clubhouse, and an 18-hole putt-putt course -- resort-style fun without resort-style fees. With short-term rentals allowed, this property works equally well as a primary home, second-home getaway, or turn-key income producer. Rental history is available upon request.

Built in 1984

Essential Information

MLS® #	1001482
Price	\$350,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,280
Year Built	1984
Type	Townhouse

Sub-Type	Townhouse
Style	Townhome
Status	Active

Community Information

Address	17462 Front Beach Road 2b6
Area	27 - Bay County
Subdivision	Horizon South Townhouses
City	Panama City Beach
County	Bay
State	FL
Zip Code	32413

Amenities

Utilities	Electric, Public Sewer, Public Water
Parking	Carport

Interior

Interior Features	Breakfast Bar
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Washer
Heating	Central
Cooling	Central Air
# of Stories	2

Exterior

Exterior Features	Balcony
Lot Description	Within 1/2 Mile to Water
Windows	Window Treatments
Roof	Composite Shngl
Construction	Frame, Stucco, Trim Wood

School Information

Elementary	West Bay
Middle	Surfside
High	Arnold

Additional Information

Zoning	Resid Single Family
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Listing Details

Listing Office

Legacy Premier Agency LLC

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