

\$665,000 - 2330 Pelican Bay, Panama City Beach

MLS® #1011074

\$665,000

3 Bedroom, 2.00 Bathroom, 2,357 sqft
Townhouse on 0.06 Acres

PELICAN BAY, Panama City Beach, FL

LIVE WHERE THE BAY MEETS THE GULF.

Welcome to 2330 Pelican Bay Ct, an exceptional waterfront townhome offering an elevated coastal lifestyle with breathtaking views overlooking St. Andrews Bay and the harbor. Located in the desirable Pelican Bay community, this spacious 3-bedroom, 2.5-bath residence offers 2,357 square feet of beautifully proportioned living space, a private 2-car garage, and an extraordinary setting for those who appreciate life on the water.

From the moment you arrive, the peaceful waterfront setting makes an impression. Inside, the generous floor plan offers an effortless blend of comfort and sophistication, with spacious living areas designed to take advantage of the beautiful surroundings. Natural light fills the home while the bay and harbor views create a stunning backdrop for everyday living. Step outside and embrace the boating lifestyle that makes this property truly special. St. Andrews Bay provides access through St. Andrews Pass to the Gulf of Mexico and Shell Island, putting some of the area's most beautiful waters, beaches, and boating destinations within easy reach. For boat owners, convenience doesn't get much better--you can keep your boat right outside your unit on an anchor buoy, and the community's private dock provides a convenient place to load and unload before heading out on the water. Imagine starting your morning with coffee overlooking the bay, heading out by boat for an afternoon at Shell



Island, then returning home to enjoy the sunset from your waterfront porch. This is coastal living designed around the water. The spacious primary suite provides a peaceful private retreat, while two additional bedrooms offer flexibility for family, guests, a home office, or hobbies. Thoughtful improvements provide added comfort and peace of mind, including a new roof and porch in 2019, AC and water heater replaced in 2020, new dishwasher in 2021, and fresh exterior paint completed in 2026. A 2-car garage adds exceptional convenience and storage for vehicles, bikes, paddleboards, beach equipment, and everything needed to enjoy the Florida coastal lifestyle. Beyond your doorstep, Pelican Bay offers a welcoming community atmosphere with a clubhouse and pool, providing the perfect place to relax, entertain, or spend a sunny afternoon close to home. The HOA fee is \$1,713 semi-annually. Rentals are permitted with a minimum one-year lease, creating a desirable residential atmosphere while offering flexibility for those seeking a full-time residence, second home, or long-term investment.

And the location puts you close to everything that makes Panama City Beach special. Enjoy the sugar-white beaches and emerald waters of the Gulf, along with outstanding restaurants, shopping, entertainment, fishing, boating, and outdoor recreation--all while coming home to the peaceful beauty of your own waterfront retreat. 2330 Pelican Bay Ct is more than a home--it's a front-row seat to the water, a gateway to the Gulf, and an invitation to experience Panama City Beach at its finest.

Built in 2000

Essential Information

MLS® #	1011074
Price	\$665,000

Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,357
Acres	0.06
Year Built	2000
Type	Townhouse
Sub-Type	Townhouse
Style	Townhome
Status	Active

Community Information

Address	2330 Pelican Bay
Area	27 - Bay County
Subdivision	PELICAN BAY
City	Panama City Beach
County	Bay
State	FL
Zip Code	32408

Amenities

Utilities	Electric, Public Water, Sewer Available, TV Cable
Parking	Garage Detached, Garage
# of Garages	2
View	Bay, Harbor
Is Waterfront	Yes
Waterfront	Bay
Water View	Bay, Harbor

Interior

Interior Features	Breakfast Bar, Pantry, Washer/Dryer Hookup
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Washer, Electric Water Heater
Heating	Central
Cooling	Central Air, Ceiling Fan(s)
# of Stories	2

Exterior

Exterior Features	Balcony, Dock, Hot Tub, Rain Gutters
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Lot Description	Bulkhead/Seawall, Covenants, Within 1/2 Mile to Water
Windows	Plantation Shutters
Roof	Metal
Construction	Stucco

School Information

Elementary	Patronis
Middle	Surfside
High	Arnold

Additional Information

Zoning	City
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Listing Details

Listing Office	Anchor Realty Florida
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