

\$342,000 - 2400 Grandiflora Boulevard E404, Panama City Beach

MLS® #1007987

\$342,000

3 Bedroom, 3.00 Bathroom, 1,485 sqft
Condominium

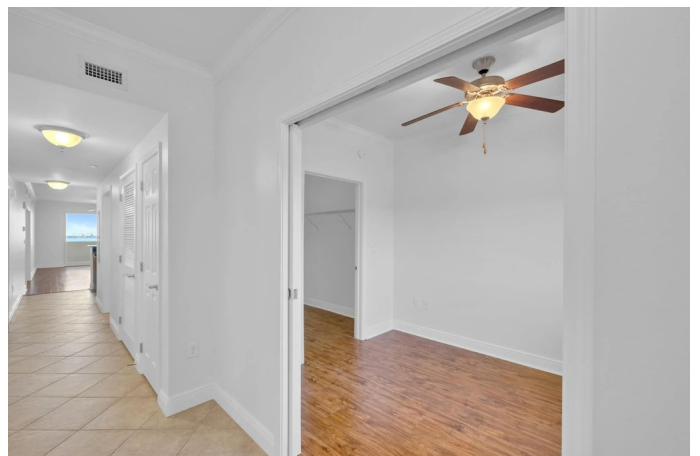
MAGNOLIA BAY CLUB T/H PH 1, Panama City Beach, FL

THREE BEDROOMS. THREE BATHROOMS. BAYFRONT LIVING ON THE QUIETER SIDE OF PANAMA CITY BEACH.

Magnolia Bay Club Unit 404 is a freshly painted three-bedroom, three-bathroom residence offering a split floor plan, large bayfront balcony, and central fourth-floor position overlooking St. Andrews Bay with views toward the Hathaway Bridge.

Professionally deep cleaned and move-in ready, the interior features wood flooring throughout the main living areas, tile flooring in the kitchen, hallway, and bathrooms, and an open-concept layout with space for a dining table. The kitchen includes stainless steel appliances, ample workspace, and a direct connection to the living area, while the washer and dryer are also included.

The spacious primary suite features sliding glass door access to the balcony, along with a large bathroom offering a double vanity and walk-in shower. The seller is replacing the fogged glass panel in the primary bedroom window and door assembly prior to closing. The split-bedroom design creates additional separation between sleeping areas. The guest bedroom on the right includes a pocket door, allowing it to function as a bedroom, home office, or flex space. The guest bedroom on the left has its own private full bathroom with double vanities, creating a true second suite.



The living room opens through sliding glass doors to the large balcony, where the fourth-floor position provides sunrise views across the bay, illuminated nighttime views of the Hathaway Bridge, and the sound of the water along Magnolia Bay Club's private bay beach below. Fourth-floor residences also feature a solid balcony wall rather than metal railings, providing additional privacy and a greater sense of security. The enclosed design may be especially appealing to owners with small pets because there are no railing openings.

Magnolia Bay Club is a gated bayfront condominium community with no short-term rentals permitted. Community amenities include a bayfront pool, private beach, dock, kayak access, fitness center, meeting room, BBQ grills, dumpster service, and maintained common grounds. The property is located approximately one mile from Publix and approximately three miles from the beaches of Panama City Beach.

Monthly condominium association dues are currently \$1,066.64 and include water, sewer, trash service, pest control, and maintenance of the common areas. All information is deemed reliable but not guaranteed; buyer to verify if important.

Built in 2008

Essential Information

MLS® #	1007987
Price	\$342,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,485
Year Built	2008
Type	Condominium
Sub-Type	Condominium

Style	N/A
Status	Active

Community Information

Address	2400 Grandiflora Boulevard E404
Area	27 - Bay County
Subdivision	MAGNOLIA BAY CLUB T/H PH 1
City	Panama City Beach
County	Bay
State	FL
Zip Code	32408

Amenities

Utilities	Community Sewer, Community Water, Electric, TV Cable
Parking	Carport
View	Bay
Is Waterfront	Yes
Waterfront	Bay, Shore - Beach
Water View	Bay

Interior

Interior Features	Breakfast Bar, Split Bedroom, Washer/Dryer Hookup
Appliances	Dishwasher, Dryer, Microwave, Washer, Electric Water Heater
Cooling	Central Air, Ceiling Fan(s)

Exterior

Windows	Double Pane Windows, Window Treatments
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School Information

Elementary	Patronis
Middle	Surfside
High	Arnold

Listing Details

Listing Office	Coldwell Banker Realty
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