

\$639,000 - 2501 Highway 98 Unit C, Mexico Beach

MLS® #1000615

\$639,000

2 Bedroom, 3.00 Bathroom, 1,440 sqft

Townhouse on 0.03 Acres

MEXICO BEACH UNIT 04, Mexico Beach, FL

2BR + Bunk Room | 2.5BA | Gulf Views | No HOA | STR-Permitted | Built 2021 | ~325 Feet to Beach

This 2021-built Mexico Beach property offers a combination that's increasingly hard to find: Gulf views, short-term rental flexibility, and no HOA restrictions, all within an easy, approximately one-minute walk to the beach.

No elevators, no long walks to parking, and no additional association fees. Just a direct path to the sand and a setup that feels simple, functional, and easy to enjoy. The layout includes two bedrooms, an enclosed bunk room, and 2.5 bathrooms, comfortably accommodating up to 8 guests. Two oversized balconies provide Gulf views and outdoor living space. At the same time, the open-concept main level is centered around a large kitchen island with seating, modern finishes, and a layout designed for gathering, hosting, or extended stays.

The primary suite offers direct balcony access, a double vanity, and a walk-in shower, creating a private retreat separate from guest areas.

Built to current Florida coastal construction standards, the home includes impact-rated windows and sliding glass doors, elevated construction, a durable roof system designed for coastal conditions, covered parking, an outdoor shower, and dedicated storage for



beach gear.

Short-term rentals are permitted, and there are no HOA fees or rental restrictions, offering flexibility that's increasingly difficult to find along the Gulf.

The property has demonstrated strong guest performance, reflected in consistent five-star reviews and an exceptional 9.8/10 rating on VRBO, with guests highlighting the layout, proximity to the beach, and overall experience, valuable insight for buyers evaluating rental potential.

Insurance costs have been competitive for a Gulf-area property of this age and construction, which can make a meaningful difference when comparing overall ownership costs.

Mexico Beach is known for its uncrowded shoreline, low-density feel, and slower pace compared to nearby coastal markets. With close access to the Mexico Beach Marina, Cape San Blas, St. Joseph Bay, and Port St. Joe, the area continues to attract buyers seeking a more relaxed coastal experience.

For buyers comparing Gulf-view condos with HOA fees, older construction, or limited rental flexibility, this offers a different option, one that's newer, easier to manage, and already positioned and proven for both personal use and rental performance.

If you've been watching the market and waiting for the right combination of location, condition, and flexibility at a more accessible price point, this is worth a closer look.

Built in 2021

Essential Information

MLS® #	1000615
Price	\$639,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,440
Acres	0.03
Year Built	2021
Type	Townhouse
Sub-Type	Townhouse
Style	Beach House
Status	Active

Community Information

Address	2501 Highway 98 Unit C
Area	27 - Bay County
Subdivision	MEXICO BEACH UNIT 04
City	Mexico Beach
County	Bay
State	FL
Zip Code	32456

Amenities

Utilities	Electric, Phone, Public Sewer, Public Water, TV Cable
Parking	Carport, Covered
View	Gulf
Water View	Gulf

Interior

Heating	Central
Cooling	Central Air, Ceiling Fan(s)
# of Stories	3

School Information

Elementary	St. Joe
Middle	St. Joe
High	St. Joe

Additional Information

Zoning Resid Multi-Family

Listing Details

Listing Office Compass

DISCLAIMER: Information Deemed Reliable but not guaranteed. The information being provided is for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing.All listings are provided courtesy of the Emerald Coast Association of Realtors, Copyright2026, All rights reserved.Vendors Member Number : 28325
Listing information last updated on September 16th, 2026 at 1:23pm CDT