

\$1,899,000 - 5903 Gulf Drive, Panama City Beach

MLS® #997069

\$1,899,000

3 Bedroom, 2.00 Bathroom, 1,296 sqft

Detached Single Family on 0.08 Acres

GULF LAGOON BEACH, Panama City Beach, FL

Gulf Front | Rare Deeded Land to the Water's Edge | No HOA! Welcome to The Palapa House, a Gulf-front residence positioned directly on the sugar-white sands of the Gulf of America, with deeded ownership extending to the water's edge. Fewer than 7% of Gulf-front parcels in Panama City Beach offer this level of private beachfront ownership, making opportunities like this exceptionally rare. Originally designed by the architects of Regency Towers, the home is positioned farther onto the beach than neighboring properties, ensuring unobstructed panoramic Gulf views to the east and west. Step from your back door onto your private stretch of beach or relax beneath the city-approved private Palapa, made possible by the extended property lines reaching the water's edge. The palapa's thatched roof was replaced in Fall 2025. The upstairs Gulf-front balcony is accessed from the main family room and offers sweeping sunrise & sunset views. On the lower level, a beachside deck is accessible from the second bedroom and opens directly to the sand. A private boardwalk extends from the front porch to the beach, and an exterior shower on the rear boardwalk provides convenient sand removal after leaving the beach. Major improvements include a new GAF roof system with new roof decking and fascia board, backed by a 15-year wind and material warranty installed in July 2025. A new Siemens 200-amp circuit breaker panel with



corrosion-resistant copper wiring was installed in 2025. The exterior was upgraded with Tyvek vapor barrier, Hardie plank siding and trim, and fully painted with Sherwin-Williams exterior paint. All decks were stained with Super Deck marine stain and all windows were freshly caulked. The home passed a professional 4-point and wind inspection in 2025, resulting in a 17% reduction in homeowners insurance premium. The interior and exterior have been freshly painted and luxury vinyl plank flooring runs throughout the home. Additional upgrades include new ceiling fans, updated bathroom light fixtures, new smart TVs with upgraded WiFi, new locks and security features, new kitchen accessories, and solar film installed on all windows to improve energy efficiency during extreme weather conditions. The living room features a 3-D glass electric fireplace with optional heat and color-changing flame. New lighting and updated family room, dining room, and bedroom furniture and accessories enhance the home's coastal design. The kitchen and baths were previously remodeled, and the home is offered beautifully furnished. Appliances include electric range, microwave, dishwasher, refrigerator, washer and dryer. This three-bedroom home comfortably sleeps 11, including Twin XL bunks, a newer queen mattress in the downstairs bunk room, and a queen sleeper sofa. The primary bedroom is located on the second floor for privacy and separation. Exterior features include mature palm trees, an 8x40 privacy fence, covered porch areas, private driveway parking, and two beach decks with custom cable rails. High-end Sunbrella outdoor furniture was added in April 2021. The property consistently rents more than 200 days per year with documented rental income available upon request. Daily and weekly rental structure is already in place. Flood insurance remains favorable due to grandfathered mapping status. Located near

St. Andrew State Park, Shell Island, marinas, waterfront dining, and public boat access, this is Gulf-front ownership at its rarest. Private, deeded, income-producing, and architecturally positioned for unobstructed views. This is not simply a beach house. It is a generational Gulf-front asset.

Built in 1982

Essential Information

MLS® #	997069
Price	\$1,899,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,296
Acres	0.08
Year Built	1982
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Active

Community Information

Address	5903 Gulf Drive
Area	27 - Bay County
Subdivision	GULF LAGOON BEACH
City	Panama City Beach
County	Bay
State	FL
Zip Code	32408

Amenities

Utilities	Electric, Lift Station, Public Sewer, Public Water, TV Cable
View	Gulf
Is Waterfront	Yes
Waterfront	Gulf, Shore - Beach
Water View	Gulf

Interior

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

Exterior

Exterior Features	Balcony, Outdoor Shower
Lot Description	Dead End, Survey Available, Within 1/2 Mile to Water
Windows	Tinted Windows, Window Treatments
Roof	Shingle
Construction	Siding CmntFbrHrdBrd
Foundation	Foundation On Piling

School Information

Elementary	Patronis
Middle	Surfside
High	Arnold

Additional Information

Zoning	Resid Single Family
--------	---------------------

Listing Details

Listing Office	simpliHOM
----------------	-----------

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, Copyright 2026, All rights reserved. Vendors Member Number : 28325

Listing information last updated on September 15th, 2026 at 4:23pm CDT