

\$895,000 - 8319 Thomas Drive, Panama City Beach

MLS® #1003734

\$895,000

3 Bedroom, 5.00 Bathroom, 2,244 sqft

Townhouse on 0.07 Acres

THE COTTAGES OF ALBACORE VILLAGE,
Panama City Beach, FL

FINANCIAL POWERHOUSE! This prime beachside asset commands an Estimated Annual Gross Rental Revenue between \$85,000 - \$90,000. Designed for compounding returns, this revenue is projected to increase year-over-year. By capturing highly valuable repeat guests, you will maximize occupancy rates and secure a rapidly increasing ROI from day one. Full historical data (coming soon) and future projections are available upon request. This highly-rated VRBO property is in the top 10% of guest reviews for the area, with 139 reviews in total. **LUXURY COASTAL LIVING MEETS A LEGACY OF MEMORIES.** This isn't just a beach house; it is a "Love-Held" sanctuary where generations have gathered to discover the very best of Northwest Florida. From the quiet shores of Cape San Blas to the historic charm of Pensacola, this home has served as the ultimate home base for family reunions and life-changing adventures. The current owners' children are reluctant to let it go--and for good reason. It has been a magical learning environment where the kids grew up alongside the Gulf, learning the pride of homeownership and the joy of coastal stewardship. While the family is ready to move on to their next chapter, they leave behind a home filled with soul and a foundation built for a lifetime of new traditions. **PRISTINE BEACHSIDE ELEGANCE JUST STEPS FROM THE SHORE.** Located on the coveted beach side of Thomas Drive--just three lots off



the emerald waters--this 2,934 (total sq. ft.) Tuscan-inspired residence offers breathtaking Gulf views from the third level. The interior is a masterclass in luxury, featuring 10-foot ceilings on the first floor, granite countertops, and high-end stainless appliances. Designed to sleep 10, the layout includes three large bedrooms plus two built-in bunk areas, ensuring plenty of space for everyone to spread out. With four covered balconies, two electric fireplaces for ambiance/light only, a jetted master tub, every detail has been curated for comfort and sophisticated beach living. YOUR PRIVATE OUTDOOR OASIS WITH UNMATCHED UTILITY. Step outside into your own private retreat featuring a gunite pool, recently upgraded with a new pump and filter (2022). This "Twin Home" attached single unit offers a rare advantage: a solid concrete divider wall that ensures absolute privacy and zero sound transfer between sides. Unlike most beach properties, parking is never an issue here. The expansive driveway accommodates up to 8 vehicles (4 side, 4 front), providing ample space to park your RV or boat right on the property--a true rarity so close to the Gulf. A TURN-KEY, COMPLETELY FURNISHED INVESTMENT. Whether you are seeking a premier primary residence or a high-performing vacation asset, this property is being sold fully furnished and ready to deliver from day one. The home features a brand-new downstairs water heater (2024), and a newer upstairs HVAC. Perfectly positioned in the quieter area of Panama City Beach, you are just a short drive from the world-class dining and shopping of 30A, Destin, Mexico Beach and Port St. Joe, while remaining tucked away in a peaceful, highly flexible coastal pocket.

Built in 2007

Essential Information

MLS® #	1003734
Price	\$895,000
Bedrooms	3
Bathrooms	5.00
Full Baths	3
Half Baths	2
Square Footage	2,244
Acres	0.07
Year Built	2007
Type	Townhouse
Sub-Type	Townhouse
Style	Duplex
Status	Active

Community Information

Address	8319 Thomas Drive
Area	27 - Bay County
Subdivision	THE COTTAGES OF ALBACORE VILLAGE
City	Panama City Beach
County	Bay
State	FL
Zip Code	32408

Amenities

Utilities	Electric, Public Sewer, Public Water
View	Gulf
Is Waterfront	Yes
Waterfront	Gulf
Water View	Gulf
Has Pool	Yes
Pool	In Ground

Interior

Interior Features	Crown Molding, Washer/Dryer Hookup
Appliances	Dishwasher, Disposal, Microwave, Range Hood
Heating	Central
Cooling	Central Air, Ceiling Fan(s)
# of Stories	3

Exterior

Exterior Features	Balcony, Columns
Lot Description	Within 1/2 Mile to Water
Roof	Metal
Construction	Stucco, Siding CmntFbrHrdBrd

School Information

Elementary	Hutchinson Beach
Middle	Surfside
High	Arnold

Additional Information

Zoning	Commercial, Resid Multi-Family
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Listing Details

Listing Office	Century 21 Ryan Realty
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