\$2,390,000 - 111 31st St B, Mexico Beach

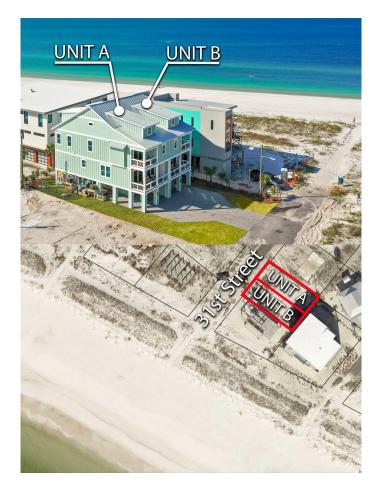
MLS® #924973

\$2,390,000

6 Bedroom, 8.00 Bathroom, 3,376 sqft Attached Single Unit on 0.09 Acres

NA, Mexico Beach, FL

"Unit B" "Fun on the Beach Too", is a gorgeous new duplex. It's likely one of the largest in Mexico Beach and is posed to be a rental machine. Perfectly located south of Highway 98, first tier off the beach. You are just steps to the beach for those unforgettable sunsets! The duplex is built of Hardi plank (cement board) siding and impact windows and doors. Both units (A & B) sport the identical plan with 6 bedroom, 7.5 baths. Each side has a spacious 3,376 Sq Ft heated and cooled space. Both sides are being sold fully furnished and rental ready. See Unit (A) MLS# 924968. Property designed with maximum privacy in mind. Each side hosts a ground level heated pool, putting green and recreational area with privacy walls between Each unit is tastefully decorated with a soft, beachy colored palette inside and out. When you step into the open concept floor plan on the second floor living space you will find the living room, dining room, kitchen and a bedroom with ensuite bath and a private balcony off the living room to relax and enjoy the Gulf views. On the third floor living space are 3 bedrooms with ensuite baths. Primary bedroom with ensuite has a private balcony with Gulf views. The fourth level has two additional bedrooms with ensuite baths, one serving as an awesome bunk room with 3 sets of twin bunks, and a family recreational area. Don't miss out on owning the premier property on Mexico Beach. Stay in one side and rent the other, or rent them both out to large





groups. There is a locked door on both sides of the front balconies that can be unlocked and opened so you have passage from one unit to the other without having to go up and down stairs to enjoy both units. This property was built with quality materials and finishes such as granite countertops, stainless appliances, all wood cabinets, farmhouse sink, tiled showers with glass doors, 2 laundries and 2 west facing balconies for those beautiful sunsets. Mexico Beach, the "Forgotten Coast", is just 30 miles east of Panama City and has a great kicked-back coastal vibe. If you are tired of over- crowded beaches then come check out Mexico Beach with pristine white sandy beaches on the Gulf of Mexico.

Built in 2023

Essential Information

MLS® #	924973
Price	\$2,390,000
Bedrooms	6
Bathrooms	8.00
Full Baths	7
Half Baths	1
Square Footage	3,376
Acres	0.09
Year Built	2023
Туре	Attached Single Unit
Sub-Type	Attached Single Unit
Style	Beach House
Status	Active

Community Information

Address	111 31st St B
Area	Bay County
Subdivision	NA
City	Mexico Beach
County	BAY

State	FL 32456	
Zip Code	32430	
Amenities		
Amenities	Short Term Rental - Allowed	
Utilities	Electric Available, Gas - Natural, Public Sewer Available, TV Cable Available	
Parking	Guest, Covered	
Water View	GULF	
Has Pool	Yes	
Pool	Pool - Heated, Pool - In-Ground, Private, Community	
Interior		
Interior Features	Floor Vinyl, Furnished - All, Kitchen Island	
Appliances	Dishwasher, Disposal, Dryer, Microwave, Washer, Refrigerator	
Heating	Heat Pump Air To Air	
Cooling	A/C: Two Or More	
# of Stories	4	
Exterior		
Exterior	Foundation On Pilings, Frame, Roof Metal, Siding CmntFbrHrdBrd	
Exterior Features	Balcony, BBQ Pit/Grill, Lawn Pump, Pool - Heated, Pool - In-Ground, Sprinkler System, Fenced Back Yard	
Lot Description	Dead End, Survey Available, Within 1/2 Mile Of Water	
Roof	Foundation On Pilings, Roof Metal	
Construction	Frame	
Foundation	Foundation On Pilings	

School Information

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

Additional Information

Zoning	Residential Multi-Family, Residential Single Family
HOA Fees	0.00

Listing Details

Listing Office The Premier Property Group

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, Copyright2024, All rights reserved.Vendors Member Number : 28325 Listing information last updated on August 15th, 2024 at 12:30pm CDT