

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

MLS® #924968

\$2,390,000

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

NA, Mexico Beach, FL

This gorgeous new duplex (Side A), appropriately named, "Fun on the Beach". It's one of the largest units in Mexico Beach and is posed to be a rental machine. Property is 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 of 6 bedroom, 7.5 baths, each side having a spacious 3,376 Sq Ft heated and cooled space. Each side is being sold fully furnished and rental ready. Property designed with maximum privacy in mind. Each side hosts a ground level heated pool, putting green and recreational area with privacy walls between units. 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 one bedroom with ensuite bath and a balcony off the living room to relax and enjoy the Gulf views. On the third floor living space are 3 bedrooms with ensuite baths. The 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 one side of this newly built duplex, or purchase both at a discounted price. 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® #	924968
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
Type	Attached Single Unit
Sub-Type	Attached Single Unit
Style	Beach House
Status	Active

Community Information

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

State FL
Zip Code 32456

Amenities

Utilities Electric Available, Gas - Natural, Public Sewer Available, Public Water Available, TV Cable Available
Parking Carport
Water View GULF
Has Pool Yes
Pool Pool - Heated, Pool - In-Ground, Community, Private

Interior

Interior Features Floor Vinyl, Furnished - All, Washer/Dryer Hookup, Window Treatment All, Woodwork Painted
Appliances Dishwasher, Disposal, Dryer, Microwave, Range Hood, Refrigerator W/Ice Maker, Security System, Washer, Smooth Stovetop Rnge
Heating Heat Pump A/A Two +
Cooling A/C: High Efficiency, A/C: Two Or More
of Stories 4

Exterior

Exterior Foundation On Pilings, Frame, Roof Metal, Siding CmntFbrHrdBrd
Exterior Features BBQ Pit/Grill, Balcony, Lawn Pump, Pool - Heated, Pool - In-Ground, Sprinkler System
Lot Description Dead End, Flood Insurance Required, 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

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