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

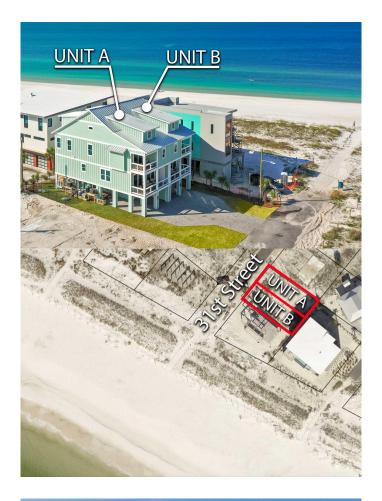
MLS® #924968

## \$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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