

# \$547,500 - 11619 Front Beach Rd 408, PANAMA CITY BEACH

MLS® #954416

## \$547,500

2 Bedroom, 2.00 Bathroom, 1,055 sqft  
Condominiums on 0.00 Acres

Edgewater Tower II, PANAMA CITY BEACH, FL

Don't miss the opportunity to own this stunning 2BR/2BA Gulf Front condo at Edgewater Beach Resort! The open floor plan features a spacious living area, dining space, and a modern kitchen with stainless steel appliances, granite countertops, and a breakfast bar. Step onto the private balcony to enjoy endless Gulf views. Beautifully decorated, this condo offers a relaxing ambiance both indoors and out, with spectacular views as the backdrop. Recent updates within the last 3-4 years include a new HVAC system, hot water heater, washer, dryer, and bedroom furniture, ensuring convenience and peace of mind. Edgewater Resort provides year-round enjoyment with heated pools and hot tub spas. Resort amenities include a beachfront lagoon pool, multiple sun decks, a poolside market, and an arcade...Membership to The Club at Edgewater grants access to exclusive amenities, including an Executive Par 3 golf course, tennis courts, a kids' splash pad, basketball courts, shuffleboard, and a full fitness center. Conveniently located within walking distance to a variety of restaurants, shops, and entertainment options, Edgewater Beach Resort is the prime spot for any investor looking for amenities paired with solid rental income! In 2023 with heavy owner usage, the condo still did over \$33,000 in base rentals and if you add back in the personal usage income, this condo would have surpassed over \$45,000 with ease. This condo is sold fully furnished, rental-ready, and ready for your



private viewing today.

Built in 1985

**Essential Information**

MLS® #	954416
Price	\$547,500
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,055
Acres	0.00
Year Built	1985
Type	Condominiums
Sub-Type	Condominiums
Style	N/A
Status	Active

**Community Information**

Address	11619 Front Beach Rd 408
Area	Bay County
Subdivision	Edgewater Tower II
City	PANAMA CITY BEACH
County	BAY
State	FL
Zip Code	32407

**Amenities**

Amenities	Beach, Elevators, Exercise Room, Gated Community, Golf, Pool, Tennis, TV Cable Available, Waterfront, Whirlpool
Utilities	Electric Available, Public Sewer Available, Public Water Available
Is Waterfront	Yes
Waterfront	GULF
Water View	GULF
Has Pool	Yes
Pool	Community

**Interior**

Interior Features	Breakfast Bar, Floor Tile, Furnished - All, Pantry, Washer/Dryer Hookup,
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	Window Treatment All
Appliances	Dishwasher, Dryer, Microwave, Refrigerator W/Ice Maker, Stove/Oven Electric, Washer, Smooth Stovetop Rnge
Heating	Heat: Central Electric
Cooling	A/C: Central Electric

## Exterior

Exterior	Concrete, Siding Stucco
Exterior Features	Balcony

## School Information

Elementary	HUTCHISON BEACH
Middle	Surfside
High	ARNOLD

## Additional Information

HOA Fees	2884.15
HOA Fees Freq.	Quarterly

## Listing Details

Listing Office	Scenic Sotheby's International Realty
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