

# \$1,000,000 - 11619 Front Beach Rd Unit 201, PANAMA CITY

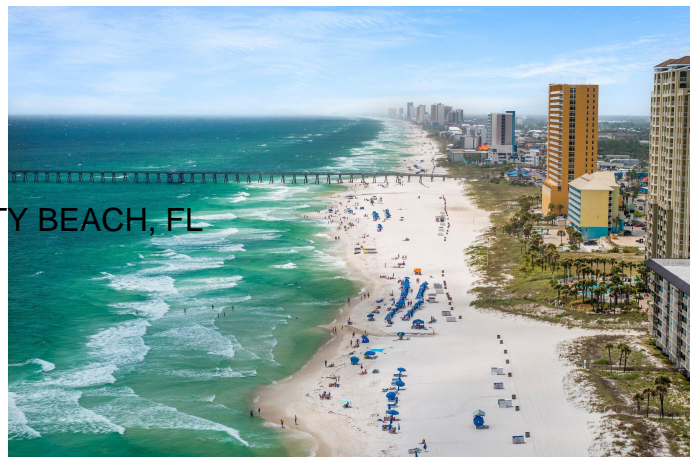
MLS® #950812

**\$1,000,000**

3 Bedroom, 3.00 Bathroom, 1,847 sqft  
Condominiums on 0.00 Acres

EDGEWATER BEACH CONDO PH 2, PANAMA CITY BEACH, FL

Your wait for one of the MOST sought after end units at Edgewater TOWER II is OVER!! This 3br/3bath floor plan boasts one of the best PANORAMIC views of the gulf with a WRAP AROUND BALCONY that overlooks the main resort-style swimming pool and incredible unobstructed views. One of the key features about this unit is the two master suites facing the gulf with direct access to the balcony. Upon entering this meticulously chic condo, you'll be greeted by breathtaking 90 PANORAMIC VIEWS from moment you enter the foyer all the way into the spacious living area, thanks to the floor-to-ceiling windows that bathe the space with natural light. Imagine waking up to the sound of waves and enjoying your morning coffee on your huge WRAP-AROUND BALCONY that overlooks the pristine white sandy beaches OR having a GRAND MASTER suite that has direct access to the balcony and OCEAN VIEWS of the Gulf of Mexico from the BEDROOM. Features like these are not only desirable to owners, but creates a high desirability for renters as well, boasting your rental advantage which leads to greater return!! Sold FULLY-FURNISHED, this unit has never been rented which highlights its impeccable condition. Creating the perfect canvas for the new owner to implement their own personalize touch to this gorgeous layout. As mentioned before, the unit has a very unique layout with two true MASTER SUITES that face the gulf, a true dining area that sits 8 with a stunning view of the ocean, a nice 7ft



island that host a breakfast bar, fairly new stainless steel appliances, granite countertops, a nice open foyer, double queen beds in the third bedroom, huge master bedrooms with a reading nook/lounge area and double vanity sinks, shower/tub combo, walk-in shower, an unforgettable wrap around balcony that provides ample outdoor space either for outdoor dining or just pure relaxation for everyone to enjoy. In addition, Edgewater has a plethora of amenities that includes a 9 hole golf course, fitness center, 11 swimming pools total, basketball court, pickleball, tennis, retail shop, there's an onsite restaurant called Oceans Bar & Grill, and a market serving Starbucks, ice cream shop etc. Outside of that, the area has a vast variety of restaurants, and recreational excursions for family, for example chartered fishing, e-bikes rentals, canoe rentals, pontoon boat rentals, parks, Publix and Walmart in close proximity, kayak rentals, dolphin tours, slingshot rentals, and the list goes on!!! If you're looking for an investment that ticks ALL the boxes, UNIT 201 at EDGEWATER does just that, GREAT RENTAL, WELL KEPT building, PRIME LOCATION, and your very own piece of PARADISE!! Call today if you're interested in making your NEXT investment adventure your BEST investment adventure.

Built in 1985

### **Essential Information**

MLS® #	950812
Price	\$1,000,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,847
Acres	0.00
Year Built	1985

Type	Condominiums
Sub-Type	Condominiums
Style	N/A
Status	Active

### **Community Information**

Address	11619 Front Beach Rd Unit 201
Area	Bay County
Subdivision	EDGEWATER BEACH CONDO PH 2
City	PANAMA CITY BEACH
County	BAY
State	FL
Zip Code	32407

### **Amenities**

Amenities	Beach, Exercise Room, Game Room, Gated Community, Golf, Pickle Ball, Playground, Pool, Short Term Rental - Allowed, Tennis, Waterfront, Dumpster, Elevators
Utilities	Community Water, TV Cable Available
Is Waterfront	Yes
Waterfront	GULF
Water View	GULF
Has Pool	Yes
Pool	Private

### **Interior**

Interior Features	Breakfast Bar, Floor Tile, Furnished - All, Pantry, Washer/Dryer Hookup, Kitchen Island, Owner's Closet, Walls Mirrored
Appliances	Dishwasher, Disposal, Dryer, Microwave, Refrigerator, Smoke Detector, Stove/Oven Electric, Washer
Heating	Heat: Central Electric
Cooling	A/C: Central Electric, Ceiling Fans

### **Exterior**

Exterior Features	Balcony
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### **School Information**

Elementary	BREAKFAST POINT
Middle	Surfside
High	ARNOLD

## **Additional Information**

HOA Fees            7167.64  
HOA Fees Freq.    Quarterly

## **Listing Details**

Listing Office        Salty Marlin Realty

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