

\$4,550,000 - 13635 Front Beach Rd, PANAMA CITY BEACH

MLS® #943221

\$4,550,000

6 Bedroom, 7.00 Bathroom, 4,112 sqft
Detached Single Family on 0.00 Acres

Margaritaville Cottages, PANAMA CITY BEACH, FL

Spacious luxury with a Margaritaville lifestyle in our largest floor plan await you! This amazing beach front home features spectacular views from every level of this new construction, 6 bedroom plus bunks, 6 1/2 bath home. Margaritaville Beach Cottage Resort offers homeowners a chance to live the dream of owning at Margaritaville and the opportunity to share that dream with vacationers eager to book a stay here! You'll have a hard time deciding which way to enjoy the water first! You can relax in your private 8 x 17 pool overlooking the Gulf, enjoy the huge resort pool, take a trip around the 425 ft long lazy river or walk just a few steps down your private dune walkover to the emerald green waters of the Gulf. On the first level, enjoy the spacious great room with access to a beautiful patio featuring a private 8 X 17 pool and endless views of white sand and Gulf waves. You'll also find the dining area and kitchen, which features Frigidaire Professional Appliances, 36" gas range, quartz countertops and maple cabinets. There is a half bath on this level as well.

Take your private elevator to the second level and enjoy the primary bedroom with a large walk-in closet, and access to a beautiful balcony overlooking the Gulf. The primary bath features a tub, walk in shower, and double vanities.

The second level also has three additional



bedrooms plus a bunk room, and three additional full baths.

On the third level you will find a large rec room and two additional bedrooms which overlook the Gulf and feature a balcony. There is also an additional bunk area and two full bathrooms on this level.

The Paradise plan offers a two-car carport, as well as three additional spaces. Finishes include maple cabinets, quartz countertops and luxury vinyl plank flooring throughout.

Margaritaville Beach Cottage Resort features a poolside bar and grill, and in 2025, there will be a restaurant and bar, as well as a fitness center and kid's arcade area. This resort will be a premier destination and will offer you and your vacation rental guests a unique opportunity to enjoy luxury resort amenities with all the comforts of a beach front single family residence.

All measurements to be verified by buyer if important. HOA total in the listing includes the HOA which is \$1755.00/qtr for HOA and \$450/qtr for Club dues.

A one-time capital contribution of \$1,220 is due at closing and a Club Membership deposit of \$5000 is required, but the buyer will get back 80% down the road when they sell and close.

Built in 2023

Essential Information

MLS® #	943221
Price	\$4,550,000
Bedrooms	6
Bathrooms	7.00

Full Baths	6
Half Baths	1
Square Footage	4,112
Acres	0.00
Year Built	2023
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Caribbean
Status	Active

Community Information

Address	13635 Front Beach Rd
Area	Bay County
Subdivision	Margaritaville Cottages
City	PANAMA CITY BEACH
County	BAY
State	FL
Zip Code	32413

Amenities

Amenities	Beach, Pickle Ball, Waterfront
Utilities	Public Sewer Available, Public Water Available
Parking	Carport: Attached
Is Waterfront	Yes
Waterfront	GULF
Water View	GULF
Has Pool	Yes
Pool	Pool - Heated, Private

Interior

Interior Features	Furnished - All, Kitchen Island, Lighting Recessed, Pantry, Window Treatment All
Appliances	Dishwasher, Disposal, Dryer, Microwave, Refrigerator W/Ice Maker, Stove/Oven Dual Fuel, Warranty Provided, Washer
Heating	Heat: Central Electric
Cooling	A/C: Two Or More, A/C: Central Electric
# of Stories	3

Exterior

Exterior	Roof Metal, Siding CmntFbrHrdBrd
Exterior Features	Balcony, Deck Covered, Deck Open, Pool - Heated, Sprinkler System
Roof	Roof Metal

School Information

Elementary	HUTCHISON BEACH
Middle	Surfside
High	ARNOLD

Additional Information

Zoning	Residential Single Family
HOA Fees	2225.00
HOA Fees Freq.	Quarterly

Listing Details

Listing Office	The Premier Property Group Seacrest Office
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