

\$1,150,000 - 2452 Belmar Ct, PANAMA CITY BEACH

MLS® #956150

\$1,150,000

5 Bedroom, 5.00 Bathroom, 3,202 sqft
Detached Single Family on 0.04 Acres

BELMAR, PANAMA CITY BEACH, FL

NEW CONSTRUCTION to be complete in mid September! This is a great opportunity not to be missed! BelMar is the newest luxury, low-density community in the heart of Panama City Beach designed for SHORT TERM RENTALS! This gated community fuses modern innovation with the coastal lifestyle. BelMar is highly desirable for those who wish to invest in a beach community with new construction and incredible potential for short rental returns. Be one of the first to buy in this modern, gated community just 1/2 mile to the beach. Homes at BelMar exude modern design with white, bright interiors, flat smooth stucco and Hardie board exteriors. Surrounded with expansive, covered patios the homes provide an abundance of outdoor living! BelMar is about living a relaxed and coastal lifestyle. The impressive rental potential creates a compelling opportunity for investors between \$60,000 - \$120,000 in projections annually. This allows the savvy investor to double the value add to the investment by being able to enjoy the luxurious coastal lifestyle as a second home while bringing in income from short term rentals!

The BelMar community has 22 single family homes, a mixture of 3-story homes and 2-story homes. "The Gulf" is a 3-story home with ELEVATOR offering 5 bedrooms, 4.5 bathrooms and PRIVATE POOL and waterfall. This is the perfect design to enjoy living on the main level but easy access to the upper levels



with a residential elevator! The private pool is perfect for entertaining and the most important feature after a long day at the beach! The homes have a modern, European design with incredible features such as stone fireplaces, custom-designed wood features on the cabinetry and sleek stone walls.

The kitchen offers GE Café® appliances including a stunning gas range. Quartz countertops will be featured in the kitchen and continue with waterfall countertops and on the backsplash for a seamless look. Bedrooms are designed with ample storage for rental or full-time living including plenty of closet space and spacious porches. Modern colors are white and black mixed with rich wood textures throughout and incorporate a true, luxury hotel-style inspired retreat. This style of home with a thoughtful floor plan is perfect for the traveling multi-generational family in mind.

Step into the pivoting front wood door into a modern, open concept. The living room features a stone linear fireplace surround and built-ins. The dining room stands out with a chandelier and flows perfectly to the kitchen that offers custom wood accents on the island wrapped in waterfall Quartz countertops. GE Café® appliances are flanked with white cabinetry and the range hood is custom accented to coordinate with the island. A large pantry and laundry is adjacent to the powder bath and next to the elevator, making it easy to access all floors.

The rear porch is covered and allows access to the back of the home where you'll enjoy a private pool and waterfall and golf course views! The main level offers a carport and owners closet.

On the upper level, you're greeted by a wet bar in the hallway. Two bedrooms and a Jack

and Jill bath are very spacious. Across the hall is a bedroom with built-in bunk beds and desks and plenty of closets for clothes and games! A bathroom is accessible from the hallway as well as the front and rear balconies of the home. A fifth bedroom and bathroom can be found on the top level of the home as well as a wet bar in the third level hallway. On the upper level, you'll also find an oversized Master suite with access to a very large rear balcony overlooking the pool and waterfall. Very spacious, this Master suite is a true retreat in "The Gulf" home! This spa-like bath features sleek stone walls, soaking tub, private patio access, large walk-in closet and double vanities!

BelMar is a gated community offering residents the least amount of maintenance possible as all landscaping, irrigation, private pool and spa maintenance will be incorporated into the HOA. This gives owners a true passive investment and allows for peace of mind for a rental home. A 3 minute golf cart ride to the beach, and within a short distance to shopping, dining and activities...this is the ideal location!

Built in 2024

Essential Information

MLS® #	956150
Price	\$1,150,000
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,202
Acres	0.04
Year Built	2024
Type	Detached Single Family

Sub-Type	Detached Single Family
Style	Beach House
Status	Active

Community Information

Address	2452 Belmar Ct
Area	Bay County
Subdivision	BELMAR
City	PANAMA CITY BEACH
County	BAY
State	FL
Zip Code	32408

Amenities

Amenities	Gated Community, Pets Allowed, Short Term Rental - Allowed
Utilities	Electric Available, Gas - Natural, Public Sewer Available, Public Water Available, Underground
Parking	Carport: Attached, Carport, Covered
Has Pool	Yes
Pool	Pool - In-Ground, Private, Pool - Fiberglass, Community

Interior

Interior Features	Ceiling Raised, Fireplace, Floor Tile, Floor Vinyl, Furnished - None, Kitchen Island, Lighting Recessed, Washer/Dryer Hookup, Built-In Bookcases, Pull Down Stairs, Wet Bar
Appliances	Dishwasher, Disposal, Microwave, Range Hood, Refrigerator, Stove/Oven Gas, Wine Refrigerator
Heating	Heat: Central Electric
Cooling	A/C: Central Electric, Ceiling Fans, A/C: High Efficiency
Fireplace	Yes
Fireplaces	Fireplace
# of Stories	3

Exterior

Exterior	Roof Metal, Siding CmntFbrHrdBrd, Foundation Slab On Grade, Siding Stucco
Exterior Features	Balcony, Patio Covered, Pool - In-Ground, Porch Covered, Porch Open, Sprinkler System, Pool - Fiberglass
Lot Description	Covenants, Cul-De-Sac, Restrictions, Within 1/2 Mile Of Water
Roof	Roof Metal

Foundation Foundation Slab On Grade

School Information

Elementary BREAKFAST POINT

Middle BREAKFAST POINT

High ARNOLD

Additional Information

Zoning Residential Single Family

HOA Fees 450.00

HOA Fees Freq. Quarterly

Listing Details

Listing Office Corcoran Reverie SRB

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