

# \$2,795,900 - 301 Beachside Dr, PANAMA CITY BEACH

MLS® #952469

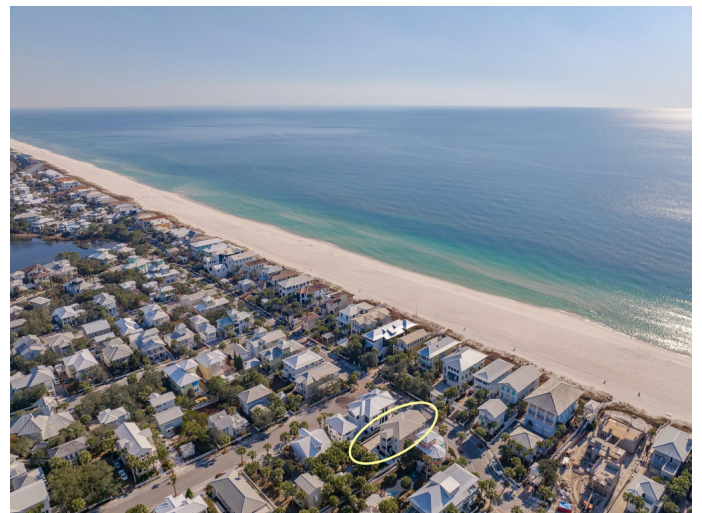
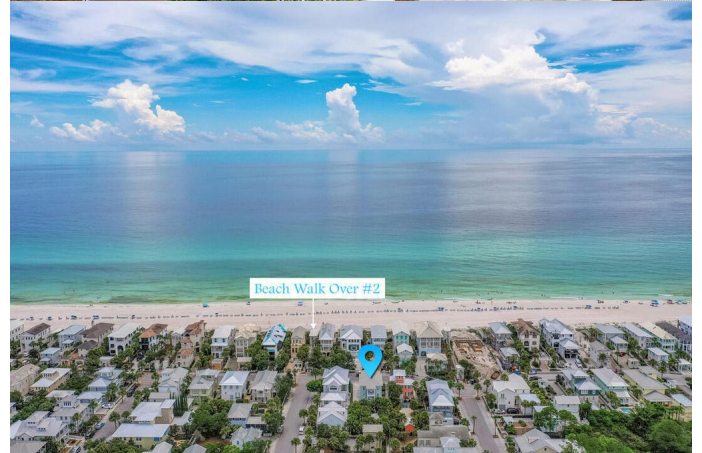
**\$2,795,900**

4 Bedroom, 3.00 Bathroom, 2,140 sqft  
Detached Single Family on 0.00 Acres

CARILLON BEACH, PANAMA CITY BEACH, FL

Unique opportunity to acquire a completely remodeled beach home across the street from the gulf in the desirable gated community of Carillon Beach. Large lot with space to add pool and/or guest house/garage, subject to approval of Carillon Design Review Committee. The home is situated across the street from two dune beach walkovers and equidistant from two community pools as well as tennis courts, children's play area and basketball court. Featuring a reverse floor plan with 1st floor master & kitchen, dining and living area all on second floor. The 15' x 30' great room with vaulted ceiling opens to a large 24' x 10' veranda on which you can relax while enjoying soothing gulf breezes and rhythmic surf sounds across the street. NEW ROOF AND NEW WINDOWS AND DOORS. Carillon boasts 3900 linear ft. of just re-nourished, never-crowded sugary sand beach. Because of its prime location across from the beach this home rents extremely well. On-site property manager reports confirmed 2023 bookings of \$143,082 and \$128,097 thus far in 2024. Carillon Beach is a private, exclusive, gated community offering 3 community pools (two heated year-round, tennis court, pickle ball courts, children's play area, full court basketball area, meeting house and select shops and dining opportunities. Buyer must honor existing 2024 vacation rental bookings. SOLD "AS IS."

Built in 2000



## Essential Information

MLS® #	952469
Price	\$2,795,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,140
Acres	0.00
Year Built	2000
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Active

## Community Information

Address	301 Beachside Dr
Area	Bay County
Subdivision	CARILLON BEACH
City	PANAMA CITY BEACH
County	BAY
State	FL
Zip Code	32413

## Amenities

Utilities	Electric Available, Public Sewer Available, Public Water Available, TV Cable Available
Has Pool	Yes
Pool	Community

## Interior

Cooling	A/C: Two Or More
# of Stories	2

## School Information

Elementary	WEST BAY
Middle	Surfside
High	ARNOLD

## Additional Information

Zoning	Residential Single Family
HOA Fees	5203.00
HOA Fees Freq.	Annually

### **Listing Details**

Listing Office	Sandels by the Sea LLC
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