

# \$365,000 - 640 W Caladium Cir, PANAMA CITY BEACH

MLS® #952579

## \$365,000

2 Bedroom, 2.00 Bathroom, 1,088 sqft  
Attached Single Unit on 0.00 Acres

OPEN SANDS, PANAMA CITY BEACH, FL

Discover your ideal investment or first home with this charming townhome just one block from the stunning beaches of Panama City Beach. This property is a proven rental powerhouse, generating \$56,000 annually with an impressive 15% return on investment. With no HOA fees and eligibility for FHA loans, it offers exceptional value and flexibility. This two-story townhome features 2 cozy bedrooms and 1.5 bathrooms across 1,327 sq. ft., with 1,088 sq. ft. of heated living space. A few updates include, new roof in 2020, HVAC updated in 2024, and freshly painted exterior. The interior boasts modern stainless steel appliances, granite countertops, travertine back splash, track light fixtures, tile flooring and vinyl plank flooring. The quaint wood fence ensures privacy, while the practical driveway and walkway enhance curb appeal. Imagine living just 700 feet away from the ocean, where you can hop on your golf cart and explore the vibrant Panama City Beach area. Whether you're looking for a lucrative investment or a delightful first home, this property offers the best of both worlds. Seize this opportunity to own a piece of paradise. Contact us today to schedule a viewing and make this beachside gem yours!

Built in 1982

## Essential Information

MLS® # 952579



Price	\$365,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,088
Acres	0.00
Year Built	1982
Type	Attached Single Unit
Sub-Type	Attached Single Unit
Style	Townhouse
Status	Active

### **Community Information**

Address	640 W Caladium Cir
Area	Bay County
Subdivision	OPEN SANDS
City	PANAMA CITY BEACH
County	BAY
State	FL
Zip Code	32413

### **Amenities**

Utilities	Other
Parking	Other
Pool	Community, Private

### **Interior**

Appliances	Dishwasher, Disposal, Dryer, Microwave, Refrigerator, Stove/Oven Electric, Washer, Range Hood
Heating	Heat: Central Electric
# of Stories	2

### **School Information**

Elementary	HUTCHISON BEACH
Middle	Surfside
High	ARNOLD

### **Additional Information**

Zoning	Residential Multi-Family
HOA Fees	0.00

### **Listing Details**

Listing Office	Salty Marlin Realty
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