

\$224,900 - 8700 Front Beach Rd Unit 4313, PANAMA CITY B

MLS® #956815

\$224,900

1 Bedroom, 2.00 Bathroom, 1,588 sqft
Condominiums on 0.00 Acres

ISLAND RESERVE, PANAMA CITY BEACH, FL

MOTIVATED SELLER! HOA dues include wind hazard and flood insurance, saving thousands a year on homeowners insurance premiums. Dues are paid until October and will be paid until January 2025 with a full price offer. One of the largest floor plans in beautiful Island Reserve, this meticulously maintained 2 story 1BR 1 1/2 bath condo boasts a sprawling 1588 square feet, including a 16x4 bonus room that could be a second bedroom, office or both! Ample storage throughout for all your toys and belongings including custom shelving in bonus room. Massive his/her walk-in closets-one has electrical outlets and has been converted to an office but can easily be converted back and into a customized closet. Double balconies overlook the beautiful courtyard and lagoon style pool with waterfalls.....while still being peaceful and serene. Upgrades in 2024 include new paint and carpet, professionally cleaned tile and dryer vents, thermostats and massaging shower head with filter. Stainless steel fridge and dishwasher both new in 2023. Other upgrades include kitchen backsplash, faucet, pull out storage drawer and painted cabinets. Cabinet and vanity hardware upgraded throughout entire condo. Upgraded lighting in kitchen and dining room, new water heater in 2019, retractable screen doors on both balconies and more. Both HVAC units have air scrubbers and UV purifiers, a wonderful addition for allergy sufferers. Step into luxury with 10 foot ceilings, bamboo floors, granite



countertops, a walk in shower as well as garden tub and tons of natural light. Resort style grounds include pool, hot tub, clubhouse with fitness center, game room, theater room, indoor basketball and pickleball courts, parking garage, gated community, on site security, regular community social events and more. Located in the heart of PCB, one mile from the pristine white sand beaches. Short term rentals not allowed.

Built in 2009

Essential Information

MLS® #	956815
Price	\$224,900
Bedrooms	1
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,588
Acres	0.00
Year Built	2009
Type	Condominiums
Sub-Type	Condominiums
Style	N/A
Status	Active

Community Information

Address	8700 Front Beach Rd Unit 4313
Area	Bay County
Subdivision	ISLAND RESERVE
City	PANAMA CITY BEACH
County	BAY
State	FL
Zip Code	32407

Amenities

Amenities Dumpster, Exercise Room, Gated Community, Pool, BBQ Pit/Grill, Community Room, Elevators, Minimum Rental Prd, No Short Term

	Rental, Whirlpool, Pets Allowed
Utilities	Electric Available, Public Sewer Available, Public Water Available
Has Pool	Yes
Pool	Pool - In-Ground, Community

Interior

Interior Features	Floor Vinyl, Kitchen Island, Washer/Dryer Hookup, Window Treatment All, Lighting Track
Appliances	Dishwasher, Microwave
Heating	Heat: Central Electric
Cooling	A/C: Central Electric, Ceiling Fans

Exterior

Exterior Features	Balcony, Pool - In-Ground
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School Information

Elementary	BREAKFAST POINT
Middle	BREAKFAST POINT
High	ARNOLD

Additional Information

HOA Fees	1859.51
HOA Fees Freq.	Quarterly

Listing Details

Listing Office	LPT Realty LLC
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Listing information last updated on August 13th, 2024 at 4:45am CDT