

\$850,000 - 2483 Belmar Court, Panama City Beach

MLS® #741472

\$850,000

4 Bedroom, 4.00 Bathroom, 2,200 sqft
Residential on 0 Acres

Bel Mar, Panama City Beach, FL

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 the first to buy in this modern, gated community and have the lot premium WAIVED with your purchase. 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 Lagoon" is a 2-story home offering 4 bedrooms, 3.5 bathrooms and private deck with spa. The homes have a modern, European design with incredible features such as custom-designed wood features on the cabinetry, linear gas fireplaces and sleek stone walls. The kitchen offers GE Cafe appliances including a stunning gas



range. Quartzite 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 gas fireplace surround and built-ins. The dining room stands out with a statement chandelier and flows perfectly to the kitchen that offers custom wood accents on the island wrapped in waterfall Quartzite countertops. GE Cafe appliances are flanked with white cabinetry and the range hood is custom accented to coordinate with the island. A large pantry is adjacent to the powder bath and is accessible to the owners closet. The rear porch is covered and allows access to the back of the home where you'll enjoy a private deck and spa. The main level offers an oversized bedroom with en suite and perfect for dual Master suites in this two-story home. On the upper level, you're greeted by a wet bar in the hallway and a bathroom that is shared by two bedrooms. Down the hallway toward the front of the home next to the laundry room, a large balcony spans nearly 2/3 of the home and is spacious enough for multiple guests to enjoy. The Master suite offers access to this balcony from the bathroom as well as a private oversized rear balcony. Very spacious, this Master suite is a true retreat in The Lagoon plan! Surrounded by so many amenities, short 3 minute golf cart ride to the sandy beaches where you'll enjoy the turquoise waters and the most amazing sunsets! Located adjacent to Signal Hill Golf

Course, the views and privacy are endless in these homes. And just around the corner, you'll find plenty of restaurants, shops and activities for everyone! Play golf at Signal Hill, visit Wonderworks, eat doughnuts at Parlor and so much more. This location is key when it comes to convenience on the beach! BelMar offers residents the least amount of maintenance possible as all landscaping, irrigation, private pool and spa maintenance will be incorporated into the HOA. This is the perfect investment property, second home or full-time residence!

Built in 2023

Essential Information

MLS® #	741472
Price	\$850,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,200
Acres	0.03
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	Coastal
Status	Active

Community Information

Address	2483 Belmar Court
Area	03 - Bay County - Beach
Subdivision	Bel Mar
City	Panama City Beach
County	Bay
State	FL
Zip Code	32408

Amenities

Amenities	Gated
Utilities	Electricity Available, Natural Gas Available, Sewer Available, Underground Utilities, Water Available
Features	Cul-De-Sac
Parking	Driveway, Paved
Garages	Driveway, Paved
Has Pool	Yes
Pool	Other, See Remarks

Interior

Interior	Plank, Vinyl
Interior Features	Fireplace, High Ceilings, Kitchen Island, Pantry, Recessed Lighting, Wet Bar
Appliances	Dishwasher, Disposal, Gas Range, Gas Water Heater, Microwave, Range Hood, Refrigerator, Wine Refrigerator
Heating	Central, Electric, Fireplace(s)
Cooling	Ceiling Fan(s), Central Air, Electric, ENERGY STAR Qualified Equipment
Fireplace	Yes
Fireplaces	Gas

Exterior

Exterior	Frame, HardiPlank Type, Stucco
Exterior Features	Balcony, Deck, Hot Tub/Spa, Porch
Lot Description	Cul-De-Sac
Windows	Storm Window(s)
Roof	Metal
Construction	Frame, HardiPlank Type, Stucco
Foundation	Slab

School Information

Elementary	Breakfast Point
Middle	Breakfast Point
High	Arnold

Additional Information

Date Listed	May 15th, 2023
HOA Fees	450
HOA Fees Freq.	Quarterly

Listing Details

Listing Office

Corcoran Reverie

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Information Source: Bay County Association Of REALTORS® Multiple Listing Service