

# \$1,150,000 - 2436 Belmar Court, Panama City Beach

MLS® #741478

**\$1,150,000**

5 Bedroom, 5.00 Bathroom, 3,202 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 one of 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 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, 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 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. 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. 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! 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, close to shopping, dining and activities...this is the ideal location!

Built in 2023

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | 741478      |
| Price          | \$1,150,000 |
| Bedrooms       | 5           |
| Bathrooms      | 5.00        |
| Full Baths     | 4           |
| Half Baths     | 1           |
| Square Footage | 3,202       |
| Acres          | 0.04        |
| Year Built     | 2023        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Coastal     |
| Status         | Active      |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 2436 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, Attached Carport   |
| Garages   | Driveway, Paved, Attached Carport   |
| Has Pool  | Yes   |
| Pool      | Fiberglass, Pool, Private   |

## Interior

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

## Exterior

|                   |   |
|-------------------|---|
| Exterior          | Frame, HardiPlank Type, Stucco          |
| Exterior Features | Balcony, Deck, Hot Tub/Spa, Porch, Pool |
| 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