

\$1,190,000 - 22519 Front Beach Road # 126, Panama City Beach

MLS® #748913

\$1,190,000

3 Bedroom, 3.00 Bathroom, 1,665 sqft

Residential on 0 Acres

Shores Townhouses, Panama City Beach, FL

Rare opportunity to own the actual beach with this GULF FRONT 3 bedroom townhome near Carillon Beach and 30A on the WEST END of the beach. RENTAL projected up to \$96K ANNUAL GROSS INCOME! Complete with a GULF side Master bedroom boasting panoramic views of the crystal waters with a GULF FRONT balcony, updated Master walk-in shower with custom tile and frameless glass door, huge walk-in his and hers closet, new LVP flooring throughout, custom plantation shutters and a private garage with plenty of storage. Additional features include a SimpliSafe security system, Solar Screen/Hurricane shutter system on both main and upper levels for solar and hurricane protection benefits. This townhome is environmentally friendly with the Solar screen system but also a Geothermal condenser and air handler upgraded to a 4 ton unit; saves big on energy! A PROPERTY WIDE BEACHFRONT RENOVATION PROJECT is underway to extend the garage and Gulf Front Balcony an additional 4'. Project to include new exterior hardi plank siding coming on beachside and end walls as well as new hurricane impact windows with new extended decks. Seller has already paid for the bulk of this project (\$60K). This is the ideal vacation home for owners and guests alike making the Shores a lucrative rental investment or second home at the Beach.

Built in 1976



Essential Information

MLS® #	748913
Price	\$1,190,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,665
Acres	0.00
Year Built	1976
Type	Residential
Sub-Type	Attached
Status	Pending

Community Information

Address	22519 Front Beach Road # 126
Area	03 - Bay County - Beach
Subdivision	Shores Townhouses
City	Panama City Beach
County	Bay
State	FL
Zip Code	32413

Amenities

Utilities	Sewer Available, Water Available, Cable Available, Electricity Available
Features	Waterfront
Parking	Attached, Attached Carport, Garage, Garage Door Opener
# of Garages	1
Garages	Attached, Attached Carport, Garage, Garage Door Opener
View	Gulf
Is Waterfront	Yes
Waterfront	Gulf, Shoreline - Sand, Waterfront
Has Pool	Yes
Pool	Community

Interior

Interior	Plank, Tile, Vinyl
Interior Features	Breakfast Bar, New Paint, Window Treatments
Appliances	Electric Oven, Electric Water Heater, Ice Maker, Microwave, Refrigerator, Washer/Dryer Stacked

Heating	Geothermal
Cooling	Geothermal
# of Stories	2

Exterior

Exterior	Concrete, HardiPlank Type
Exterior Features	Balcony, Deck
Lot Description	Waterfront
Roof	Rolled/Hot Mop
Construction	Concrete, HardiPlank Type

School Information

Elementary	West Bay
Middle	Surfside
High	Arnold

Additional Information

Date Listed	November 7th, 2023
HOA Fees	1311.11
HOA Fees Freq.	Monthly

Listing Details

Listing Office	Engel & Volkers 30A Beaches
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