

\$475,000 - 8815 Thomas Drive # 201, Panama City Beach

MLS® #749429

\$475,000

2 Bedroom, 2.00 Bathroom, 1,083 sqft
Residential on 0 Acres

Moondrifter, Panama City Beach, FL

Why is this Moondrifter unit more special than most? (answer: THE BALCONY!) This is the most private balcony one can imagine with nothing but the Gulf of Mexico and the sandy beach as permanent fixtures in front of you - You do not see any other balconies from yours. Incredibly the size of the "01" stack balcony is close to 35 feet long x 8 feet wide. The unit itself has over 1000 square feet of heated and cooled space inside as well which includes 2 bedrooms, 2 baths, a kitchen, a dining section and a living room. Although this would be a great rental investment, it is the perfect residence as well if you want to be living a beach dream that is too good to be true. The complex has a pool, a picnic area, shuffleboard, and a tennis court. Although nothing has been set in stone, there was a news story that broke saying Tootsie's Orchid Lounge (same name as in Pier Park) would be going in the old Spinnaker Beach Club. An updated version was announced in August saying the deal was not yet finalized. Nothing is apparently concrete as of this date, but imagine the rental potential if Tootsie's (which is famous in Nashville) opens in such close proximity to this condo! Don't let this BIG FISH get away - See it to believe it! Rental Projections on previous listings claim to be over \$60K if managed correctly. HOA Fees will change to 975.48 monthly in 2024-

Built in 1982



Essential Information

MLS® #	749429
Price	\$475,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,083
Acres	0.00
Year Built	1982
Type	Residential
Sub-Type	Condominium
Style	High Rise
Status	Active

Community Information

Address	8815 Thomas Drive # 201
Area	03 - Bay County - Beach
Subdivision	Moondrifter
City	Panama City Beach
County	Bay
State	FL
Zip Code	32408

Amenities

Amenities	Beach Rights, Picnic Area
Utilities	Cable Available, Sewer Available, Trash Collection, Water Available
Features	Waterfront
Parking	Guest, Oversized, Paved, Parking Lot
Garages	Guest, Oversized, Paved, Parking Lot
View	Gulf
Is Waterfront	Yes
Waterfront	Gulf, Waterfront
Has Pool	Yes
Pool	In Ground, Community

Interior

Interior Features	Breakfast Bar, Window Treatments
Appliances	Dryer, Dishwasher, Electric Range, Electric Water Heater, Microwave, Refrigerator, Washer

Heating	Central
Cooling	Central Air, Ceiling Fan(s)
# of Stories	8

Exterior

Exterior Features	Balcony
Lot Description	Waterfront

School Information

Elementary	Breakfast Point
Middle	Breakfast Point
High	Arnold

Additional Information

Date Listed	November 18th, 2023
HOA Fees	900
HOA Fees Freq.	Monthly

Listing Details

Listing Office	ERA Neubauer Real Estate Inc
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