

\$530,000 - 21401 Hilltop Avenue, Panama City Beach

MLS® #753205

\$530,000

2 Bedroom, 2.00 Bathroom, 1,135 sqft
Residential on 0 Acres

Riviera Beach, Panama City Beach, FL

LOWEST PRICED BEACH HOUSE ON THE WEST END 4MIN WALK TO THE BEACH!!
GREAT INVESTMENT with rental projections ranging from 45k-47k which indicates a 11% ROI. This is a huge rate of return considering being so close to the beach!! Introducing Riviera beach finest beach house located at 21401 Hilltop Ave, Panama City Beach, FL 32413 on the West end close to 30A. This location will be crucial to your home buying decision because it offers opportunities like no other!! Being just 3 blocks from the beach, it's easy to hop on your golf cart and be there in minutes, or if you feel like making a cardio type afternoon it's in walking distance to the beach. Along with this amazing perk, there are some key updates to note about this completely remodeled house. Those include; freshly painted both on the interior and exterior, new hurricane impact windows which are vital being in such close proximity to the beach, brand new granite countertops with 42" inch cabinets to give it that modern sophisticated look, new stainless steel LG appliances to give it that sleek look, nice two tone shiplap around the breakfast bar area to prevent scratches, all tile master bathroom with two niches, a seat, and glass doors, new LVP flooring all throughout except the bathrooms which has tile, NEW ROOF which helps with insurance, new paver driveway and back patio area, and new light fixtures and remote fans for your convenience. More importantly, this house has a 10ft privacy fence with backyard space big



enough to fit a TIKI POOL/LAP POOL. Also, there is a 576sqft TWO CAR GARAGE in the back that is fully insulated which can easily be converted into a 2br/1bath ADU/studio, giving this property an advantage for short term rental. So, essentially you could have a 4br/3bath beach house that sleeps 8-10 people which provides a greater return on your investment from an investment standpoint!!!!With that being said, if you are looking for the best of both worlds in terms of personal use and investment, this offers the perfect opportunity!! Therefore, make the best of this opportunity and get into one of the most sought after neighborhood in PCB with no HOA, endless short term possibilities and serene tranquility. Schedule a private showing today so you can visualize the potential of this home!!!

Built in 1991

Essential Information

MLS® #	753205
Price	\$530,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,135
Acres	0.12
Year Built	1991
Type	Residential
Sub-Type	Detached
Style	Coastal
Status	Active

Community Information

Address	21401 Hilltop Avenue
Area	03 - Bay County - Beach
Subdivision	Riviera Beach

City	Panama City Beach
County	Bay
State	FL
Zip Code	32413

Amenities

Parking	Driveway, Garage, Open
# of Garages	2
Garages	Driveway, Garage, Open

Interior

Interior	Tile, Vinyl
Interior Features	Breakfast Bar, New Paint, Pantry, Remodeled, Window Treatments
Appliances	Dryer, Dishwasher, Electric Range, Electric Water Heater, Disposal, Microwave, Refrigerator, Washer
Heating	Central, Electric
Cooling	Central Air, Ceiling Fan(s)

Exterior

Exterior	Stucco
Exterior Features	Fence, Porch, Fully Fenced
Windows	Storm Window(s)
Roof	Shingle
Construction	Stucco

School Information

Elementary	West Bay
Middle	Surfside
High	Arnold

Additional Information

Date Listed	February 23rd, 2024
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Listing Details

Listing Office	Salty Marlin Realty LLC
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