

# \$449,995 - 106 Ocean View Drive, Mexico Beach

MLS® #753469

## \$449,995

2 Bedroom, 2.00 Bathroom, 840 sqft  
Residential on 0 Acres

No Named Subdivision, Mexico Beach, FL

\$16,558.88 in FUTURE INCOME AS OF 4/1.

This charming cottage is offered fully furnished and is ideally located just 150 yards from the sandy shores of Mexico Beach. Not only is this a haven for relaxation but also an investment opportunity. With the opportunity to comfortably accommodate up to 8 people, upgraded furnishings, and modern updates, the potential for additional rental income is well-poised. Step inside to discover a haven of comfort and style, with tile flooring throughout and elegant tray ceilings in the living room and bedrooms. The primary bath boasts a walk-in tiled shower, while quartz countertops adorn the galley-style kitchen, equipped with stainless steel appliances. The sun-filled living room invites you to unwind with plush seating and a large TV, while the cozy dining area offers the perfect spot for meals with loved ones. Retreat to the inviting bedrooms, each featuring plush linens, mounted TVs, and serene color palettes for restful nights.

Additional perks include a private washer/dryer and central air-conditioning. Situated in a quaint community with only one neighboring unit and a refreshing pool directly across from the front door, it's like having your own private oasis. Mexico Beach offers a unique blend of charm and opportunity, making it an ideal beach community for families and investors alike. The town's strict building codes prohibit high-rise condos, preserving its quaint, low-rise skyline and maintaining an intimate, "old Florida" atmosphere. This aspect appeals



to families seeking a peaceful, less crowded environment for vacation or permanent residence. Additionally, the presence of mom-and-pop-owned restaurants adds to the town's authentic charm, offering a taste of local flavors and hospitality. These factors combine to create a desirable destination with potential for both enjoyable family experiences and sound real estate investments.

Built in 2018

**Essential Information**

MLS® #	753469
Price	\$449,995
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	840
Acres	0.08
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	Florida
Status	Active

**Community Information**

Address	106 Ocean View Drive
Area	05 - Bay County - East
Subdivision	No Named Subdivision
City	Mexico Beach
County	Bay
State	FL
Zip Code	32456

**Amenities**

Utilities	Electricity Available, Sewer Available, Trash Collection, Water Available, High Speed Internet Available
Features	Subdivision, Cul-De-Sac, Landscaped

Parking	Driveway
Garages	Driveway
Has Pool	Yes
Pool	Community

## Interior

Interior	Tile
Interior Features	Recessed Lighting, Cathedral Ceiling(s), Coffered Ceiling(s), Window Treatments
Appliances	Dryer, Dishwasher, Electric Cooktop, Electric Oven, Electric Range, Microwave, Refrigerator, Washer
Heating	Central
Cooling	Central Air, Ceiling Fan(s)
# of Stories	1

## Exterior

Exterior	HardiPlank Type
Exterior Features	Porch, Outdoor Shower
Lot Description	Subdivision, Cul-De-Sac, Landscaped
Roof	Metal
Construction	HardiPlank Type

## School Information

Elementary	Port St. Joe
Middle	Port St. Joe
High	Port St. Joe

## Additional Information

Date Listed	February 29th, 2024
HOA Fees	986
HOA Fees Freq.	Quarterly

## Listing Details

Listing Office	Berkshire Hathaway HomeServices Beach Properties of Florida
----------------	---

DISCLAIMER: IDX information is provided exclusively for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing.  
Information Source: Bay County Association Of REALTORS® Multiple Listing Service