

\$644,900 - 11619 Front Beach # 202, Panama City Beach

MLS® #753865

\$644,900

2 Bedroom, 2.00 Bathroom, 1,366 sqft
Residential on 0 Acres

Edgewater Tower II, Panama City Beach, FL

EDGEWATER BEACH is one of Panama City Beaches premier vacation destinations. This is what I consider a "Stand Alone Complex" meaning it has almost everything most people would need while on vacation. Between whats on site and what is in easy walking distance there is just about everything except grocery stores. This unit is located on the second floor overlooking the pool and hottub area. This comfortable unit is on the onsite rental plan and generates a good income each year for the owner. This is the larger 2-Bedroom style unit available. The extra living area gives owners and guest that larger feel with more living space. The oversized kitchen has updated granite tops, and cabinets, lots of counter space and the breakfast bar easily seats four. The large dining room and living room all have 8-foot floor to ceiling windows to maximize the beach and ocean views. The flooring throughout the unit is all diagonal tile except plank flooring in both bedrooms. This really helps keep the unit cleaner. The sliding glass doors in both the living and the dining room are new. The second floor location is convenient and is certainly often requested by renters. Edgewater has just about every amenity someone could want. In addition to all the pools, (over a dozen at your disposal) including the main huge free form tropical pool, there are numerous hot tubs to enjoy. Fitness centers, 3-par golf course, a tennis center, walking & jogging paths, and a convention center. The convention center enables



Edgewater to generate a lot of additional room rentals that normal complexes don't have. There are overhead crossovers to keep out of traffic. Onsite HOA and Rental offices are available for owner and guest convenience. Nearby in easy walking distance are a number of eateries from fast food for folks on the go to the more refined dining found at the Firefly Restaurant. Waffle shops, Subway, rental operations, skating rink and bowling alley, and retail are all just a stones throw away. The County Pier is located just a mile west and Pier Park is only about 3.5 miles away.

Built in 1985

Essential Information

MLS® #	753865
Price	\$644,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,366
Acres	0.00
Year Built	1985
Type	Residential
Sub-Type	Condominium
Style	High Rise
Status	Active

Community Information

Address	11619 Front Beach # 202
Area	03 - Bay County - Beach
Subdivision	Edgewater Tower II
City	Panama City Beach
County	Bay
State	FL
Zip Code	32407

Amenities

Utilities	Cable Available, Electricity Available, Phone Available, Sewer Available, Trash Collection, Water Available
Features	Waterfront, On Golf Course
Parking	Additional Parking, Guest, Oversized, Parking Lot, RV Access/Parking
Garages	Additional Parking, Guest, Oversized, Parking Lot, RV Access/Parking
View	Gulf
Is Waterfront	Yes
Waterfront	Gulf, Shoreline - Sand, Waterfront, Shoreline - Natural
Has Pool	Yes
Pool	Gunite, Gas Heat, In Ground, Community

Interior

Interior	Tile, Laminate
Interior Features	Breakfast Bar, Pantry, Recessed Lighting, Split Bedrooms, Window Treatments
Appliances	Dryer, Dishwasher, Electric Range, Electric Water Heater, Disposal, Microwave, Washer
Heating	Central, Electric
Cooling	Central Air, Ceiling Fan(s), Electric
# of Stories	12

Exterior

Exterior	Concrete, Stucco
Exterior Features	Balcony
Lot Description	Waterfront, On Golf Course
Construction	Concrete, Stucco
Foundation	Pillar/Post/Pier

School Information

Elementary	Hutchison Beach
Middle	Surfside
High	Arnold

Additional Information

Date Listed	March 7th, 2024
HOA Fees	1250
HOA Fees Freq.	Monthly

Listing Details

Listing Office	Counts Real Estate Group Inc
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