

\$565,000 - 8596 Margaritaville Boulevard, Panama City Beach

MLS® #756160

\$565,000

2 Bedroom, 2.00 Bathroom, 1,565 sqft

Residential on 0 Acres

Latitude Margaritaville, Panama City Beach, FL

This meticulously maintained Antigua villa in the 55+ community of Latitude Margaritaville Watersound boasts an impressive oversized corner lot with eye-catching curb appeal. The personalized landscaping further enhances the villa's attractiveness, creating a welcoming ambiance. Step inside to discover beautiful Sandcastle Oak Laminate and tile flooring throughout, complemented by an abundance of upgrades. The custom built-in cabinets in the dining room, sleek white cabinetry with crown molding and under-cabinet lighting in the kitchen, and stunning L4 Quartz countertops all add a touch of elegance and sophistication. The spacious kitchen features stainless steel appliances with a double oven and a gray island cabinets accented with decorative panels. The well-organized pantry boasts custom shelving, maximizing space and functionality. Plantation shutters provide privacy and style throughout the home, while custom remote blinds on the front glass door and the three expansive lanai sliders offer added convenience. The luxurious master bathroom showcases a seamless shower and a custom built-in closet system, making relaxation and organization a breeze. Whether you prefer cozying up by the fireplace or enjoying the outdoors on the screened-in lanai, this villa offers the perfect spaces for both relaxation and entertainment. Some furniture and the washer & dryer may be negotiable, and the Golf Cart will be included with a full-price offer! Latitude Margaritaville is



the premier 55+ community, renowned for its unmatched amenities. Residents enjoy exclusive access to a private restaurant with multiple bars, a resort-style pool, live music performances, pickleball, bocce ball, cornhole, a putting green, a state-of-the-art fitness center, an indoor lap pool & whirlpool, and a dedicated lifestyle staff committed to creating an active and fulfilling community experience. Phase 2 of the amenities promises even more exciting additions, including additional pickleball courts, a full-size theatre, Barkaritaville dog spa, woodworking shop, pottery room, business center, and community rooms for clubs, groups, wine, liquor, and beer tastings, and food demonstrations. The public retail area is also expanding, with the golf cart store already in operation. Capital City Bank has broken ground, and the highly anticipated grocery store, restaurants, and boutique shopping are coming soon. Additionally, a public marina is planned, offering convenient access to the beautiful surrounding waterways.

Built in 2022

Essential Information

MLS® #	756160
Price	\$565,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,565
Acres	0.16
Year Built	2022
Type	Residential
Sub-Type	Attached
Status	Active

Community Information

Address	8596 Margaritaville Boulevard
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Area	04 - Bay County - North
Subdivision	Latitude Margaritaville
City	Panama City Beach
County	Bay
State	FL
Zip Code	32413

Amenities

Amenities	Gated
Utilities	Sewer Connected, Water Connected
Features	Corner Lot
Parking	Garage, Attached, Garage Door Opener
# of Garages	2
Garages	Garage, Attached, Garage Door Opener
Has Pool	Yes
Pool	Community

Interior

Interior Features	Kitchen Island, Attic, Fireplace, Pantry, Pull Down Attic Stairs, Shutters
Appliances	Dishwasher, Disposal, Gas Water Heater, Microwave, Refrigerator, Double Oven, Electric Oven, Electric Range
Heating	Central, Fireplace(s)
Cooling	Central Air, Ceiling Fan(s)
Fireplace	Yes
Fireplaces	Gas

Exterior

Exterior	HardiPlank Type, Wood Frame
Exterior Features	Porch
Lot Description	Corner Lot
Windows	Plantation Shutters
Roof	Shingle
Construction	HardiPlank Type, Wood Frame
Foundation	Slab

School Information

Elementary	West Bay
Middle	Surfside
High	Arnold

Additional Information

Date Listed	April 25th, 2024
HOA Fees	344.59
HOA Fees Freq.	Monthly

Listing Details

Listing Office	Bob Hodges And Sons Realty
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