

# **\$1,150,000 - 2436 Belmar Ct, PANAMA CITY BEACH**

MLS® #923343

## **\$1,150,000**

5 Bedroom, 5.00 Bathroom, 3,202 sqft  
Residential on 0 Acres

### **BELMAR, PANAMA CITY BEACH, FL**

BelMar is the newest luxury, low-density community in the heart of Panama City Beach designed for **SHORT TERM RENTALS**! This gated community fuses modern innovation with the coastal lifestyle. BelMar is highly desirable for those who wish to invest in a beach community with new construction and incredible potential for short rental returns. Be the first to buy in this modern, gated community and have the lot premium **WAIVED** with your purchase. Homes at BelMar exude modern design with white, bright interiors, flat smooth stucco and Hardie board exteriors. Surrounded with expansive, covered patios the homes provide an abundance of outdoor living! BelMar is about living a relaxed and coastal lifestyle. The impressive rental potential creates a compelling opportunity for investors between \$60,000 - \$120,000 in projections annually. This allows the savvy investor to double the value add to the investment by being able to enjoy the luxurious coastal lifestyle as a second home while bringing in income from short term rentals!

The BelMar community has 22 single family homes, a mixture of 3-story homes and 2-story homes. "The Gulf" is a 3-story home with **ELEVATOR** offering 5 bedrooms, 4.5 bathrooms and **PRIVATE POOL** and waterfall. This is the perfect design to enjoy living on the main level but easy access to the upper levels with a residential elevator! The private pool is



perfect for entertaining and the most important feature after a long day at the beach! The homes have a modern, European design with incredible features such as custom-designed wood features on the cabinetry, linear gas fireplaces and sleek stone walls. The kitchen offers GE Café® appliances including a stunning gas range. Quartzite countertops will be featured in the kitchen and continue with waterfall countertops and on the backsplash for a seamless look. Bedrooms are designed with ample storage for rental or full-time living including plenty of closet space and spacious porches. Modern colors are white and black mixed with rich wood textures throughout and incorporate a true, luxury hotel-style inspired retreat. This style of home with a thoughtful floor plan is perfect for the traveling multi-generational family in mind.

Step into the pivoting front wood door into a modern, open concept. The living room features a stone linear gas fireplace surround and built-ins. The dining room stands out with a statement chandelier and flows perfectly to the kitchen that offers custom wood accents on the island wrapped in waterfall Quartzite countertops. GE Café® appliances are flanked with white cabinetry and the range hood is custom accented to coordinate with the island. A large pantry and laundry is adjacent to the powder bath and next to the elevator, making it easy to access all floors. The rear porch is covered and allows access to the back of the home where you'll enjoy a private pool and waterfall. The main level offers a carport and owners closet. On the upper level, you're greeted by a wet bar in the hallway. Two bedrooms and a Jack and Jill bath are very spacious. Across the hall is a bedroom with built-in bunk beds and desks and plenty of closets for clothes and games! A bathroom is accessible from the hallway as well as the front and rear balconies of the home. A fifth

bedroom and bathroom can be found on the top level of the home. You'll also find an oversized Master suite with access to a very large rear balcony overlooking the pool and waterfall. Very spacious, this Master suite is a true retreat in The Gulf home!

BelMar is located in the heart of the east end of Panama City and surrounded by so many great amenities. A short 3 minute golf cart ride to the sandy beaches where you'll enjoy the turquoise waters and the most amazing sunsets! Located adjacent to Signal Hill Golf Course, the views and privacy are endless in these homes. And just around the corner, you'll find plenty of restaurants, shops and activities for everyone! Play golf at Signal Hill, visit Wonderworks, eat doughnuts at Parlor and so much more. This location is key when it comes to convenience on the beach! Think about the investment potential when you can tell your rental guests that this location is central to it all!

BelMar is a gated community offering residents the least amount of maintenance possible as all landscaping, irrigation, private pool and spa maintenance will be incorporated into the HOA. This gives owners a true passive investment and allows for peace of mind for a rental home. BelMar will provide lush tropical landscaping, offer sidewalks throughout, personal EV-car chargers at each home and underground utilities. Inquire today and don't miss this incredible opportunity to invest in Panama City Beach in BelMar, the newest luxury, low-density community. Visit the on-site sales office to learn more!

Built in 2023

## **Essential Information**

MLS® #

923343

Price	\$1,150,000
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,202
Acres	0.04
Year Built	2023
Type	Residential
Sub-Type	Detached Single Family
Style	Beach House
Status	Active

### Community Information

Address	2436 Belmar Ct
Area	Bay County
Subdivision	BELMAR
City	PANAMA CITY BEACH
County	BAY
State	FL
Zip Code	32408

### Amenities

Amenities	Pets Allowed, Short Term Rental - Allowed
Utilities	Electric Available, Gas - Natural, Public Sewer Available, Public Water Available, Underground
Parking	Carport: Attached, Carport, Covered
Has Pool	Yes
Pool	Private, Pool - Fiberglass, Pool - In-Ground, Community

### Interior

Interior Features	Built-In Bookcases, Ceiling Raised, Fireplace, Fireplace Gas, Floor Tile, Floor Vinyl, Furnished - None, Kitchen Island, Lighting Recessed, Pull Down Stairs, Washer/Dryer Hookup, Wet Bar
Appliances	Dishwasher, Disposal, Microwave, Range Hood, Refrigerator, Stove/Oven Gas, Wine Refrigerator
Heating	Heat: Central Electric
Cooling	A/C: Central Electric, A/C: High Efficiency, Ceiling Fans
Fireplace	Yes

Fireplaces	Fireplace, Fireplace Gas
# of Stories	3

## Exterior

Exterior	Roof Metal, Siding CmntFbrHrdBrd, Foundation Slab On Grade, Siding Stucco
Exterior Features	Balcony, Patio Covered, Porch Covered, Porch Open, Sprinkler System, Pool - Fiberglass, Pool - In-Ground
Lot Description	Covenants, Cul-De-Sac, Restrictions, Within 1/2 Mile Of Water
Roof	Roof Metal
Foundation	Foundation Slab On Grade

## School Information

Elementary	BREAKFAST POINT
Middle	BREAKFAST POINT
High	ARNOLD

## Additional Information

Days on Website	367
Zoning	Residential Single Family
HOA Fees	450.00
HOA Fees Freq.	Quarterly

## Listing Details

Listing Office	Corcoran Reverie SRB
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