

# \$646,250 - 631 16th St, PANAMA CITY BEACH

MLS® #946082

## \$646,250

3 Bedroom, 2.00 Bathroom, 2,621 sqft  
Residential on 0 Acres

WHITE SANDS ESTATES, PANAMA CITY BEACH, FL

Rare Opportunity! Never Before Listed Home Less Than 1 Mile to the Beach! Welcome to your dream coastal retreat located on the coveted west end of Panama City Beach. This incredible 4-bedroom, 2-bathroom home offers a unique opportunity to live just steps away from the pristine sandy shores of the Emerald Coast. As you step inside, you'll be greeted by a spacious living area with an abundance of natural light. The large kitchen is ideal for entertaining friends and family. This home features two distinct living spaces, one of which has the flexibility and potential to be converted into a comfortable mother-in-law suite to accommodate varying needs. The real highlight of this property lies outside - a massive warehouse/workshop awaits, complete with 50-amp power hookups, offering endless possibilities for hobbyists, entrepreneurs, business owners or anyone in need of ample storage space. The current owner has both bays of the warehouse rented on a month to month storage lease for a total of \$1,000 per month! Situated on a generous 1/3 acre lot, there's plenty of room for outdoor enjoyment. Whether you envision a lush garden oasis, a sparkling pool retreat, or expansive outdoor entertaining areas, the possibilities are endless. Additional features include a new roof installed in 2023, no HOA, an unfinished attic space with a separate entrance, ready to be transformed into a lucrative Airbnb rental or additional living quarters. Conveniently located on the west end



of Panama City Beach and less than 10 minutes to 30A, this home offers easy access to the area's best attractions, dining, and entertainment. With ample parking and close proximity to the beach, you'll enjoy the best of coastal living with this one-of-a-kind property. While this beach home requires some tender loving care, the possibilities are boundless, offering immense potential for the discerning buyer. Don't miss out on this rare opportunity to own a piece of paradise along the Emerald Coast. Schedule your private showing today!

Built in 1985

### Essential Information

MLS® #	946082
Price	\$646,250
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,621
Acres	0.00
Year Built	1985
Type	Residential
Sub-Type	Detached Single Family
Style	Traditional
Status	Active

### Community Information

Address	631 16th St
Area	Bay County
Subdivision	WHITE SANDS ESTATES
City	PANAMA CITY BEACH
County	BAY
State	FL
Zip Code	32413

### Amenities

Utilities	Electric Available, Public Sewer Available, Public Water Available
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Parking Boat, Detached, RV

## Interior

Heating Heat: Central Electric

Cooling A/C: Central Electric

# of Stories 2

## School Information

Elementary WEST BAY

Middle Surfside

High ARNOLD

## Additional Information

Days on Website 48

Zoning Residential Single Family

HOA Fees 0.00

## Listing Details

Listing Office Bay to 30A Realty

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