

TWIN PALMS 1802

10519 Front Beach RD. Unit 1802 Panama City Beach, FL 32407

REASONS TO PURCHASE AT TWIN PALMS

Strong reserves in HOA

Gated secure community

Location is equidistant (east and west) from most places of interest.

Low density building. Only 90 units

Three fast speed elevators for 90 units

Walking distance to shopping, restaurants and attractions.

Very wide beach, you will never feel that it's packed.

Biggest balconies in PCB for 2-bedroom units

Owners are allowed to have pets (we have never had any pets in the condo)

Amenities: Outdoor lap pool, outdoor hot tub, grills, steam room, sauna, indoor hot tub and gym.

Parking under the building

Future mall across the street, a 33-acre site development plan that includes a hotel, parking garage, amusements, restaurants and retail space.

<https://www.pcbfl.gov/home/showdocument?id=11462>

HOA dues include water, trash, pest control, internet and basic cable.

RECENT BUILDING IMPROVEMENTS

New gym with top-of-the-line exercise equipment

New pool bathrooms

The pool was resurfaced and new tile was added on the water line.

The building was completely re-painted, all caulk removed from building and resealed

A new roof was put on the building

Installed electric gates to secure the building

New pool furniture

New enclosed lobbies

REASONS TO BUY THIS UNIT

This immaculate beachfront condo was remodeled and designed by the owner who has experience in the hospitality and interior design fields. This condo was remodeled and designed thinking of a vacationer's travel needs.

Exquisitely designed in a transitional coastal style that is curated by owner. Comfort was the priority when designing this condo.

Private parking spot across the elevators (only a few units own a parking spot). No need to cross the street or walk far.

Strong rental income while it is only rented a number of weeks during the year to vested guests to prevent wear and tear.

Best unit in the entire building

The views from the balcony, living room and bedrooms (Gulf and Bay Views)

Lots of storage (3 inside closets have keyed locks, and many of the cabinets in the kitchen can be locked)

Outside large locked storage closet

UPGRADES DONE BY CURRENT OWNERS

Smart home system controlled by Smarthings Hub. This hub controls everything that is designed to work with Smarthings.

New smart Honeywell thermostat (temperature can be controlled from smartphone and set so it can't go under or over certain temperature)

Schlage smart lock (door can be opened, closed, and codes set from phone)

Smart home door sensors on balcony doors (messages are sent to phone after doors have been opened for 2 minutes/desired time)

Ring doorbell camera (always know how many guests are in the condo or if a package has been delivered)

Smart Dehumidifier installed to floor drain, you can turn it on and off from phone (a dry place ensures that mold doesn't grow)

New water heater

KITCHEN

New floor to ceiling slow closing kitchen cabinets & drawers with pullouts, lazy-susans and pull-out tall pantry.

Removed the split-level kitchen countertop and added a peninsula with built in cabinets on both sides, with pull out drawer features. One side of the cabinets can be locked.

Quartz kitchen (made in the USA countertops) 80 square feet of countertops.

Extra large undermounted single bowl stainless steel sink.

Appliances: Purchased top of the line appliances in fingerprint resistant stainless steel (Bosch Super Quiet Dishwasher, Maytag Refrigerator, Frigidaire Stove, Microwave).

New stackable top-rated Maytag washer and dryer

All appliances are covered under the Lowe's Premium Protection Plan.

WALL, TRIM, DOORS AND FLOORS

Ceiling texture was removed, filled in and then flattened to a totally smooth level 5 finish. This makes a HUGE difference and it was a very costly job.

Walls were repaired and finished to a level 5 drywall finish

New doors

New trim

New updated brushed nickel door hardware (hinges and handles)

Porcelain German 4ft long plank 'wood-look' tile throughout the entire condo. Very durable floors installed flawlessly in a non-repeating pattern.

Custom window cornices

Blackout curtains in every room

Transitional layered new light fixtures (ceiling, sconces, track light and lamps).

BATHROOMS

Master bathroom: converted into double sinks, new wood vanity, sparkling quartz countertop, new recessed medicine cabinets. New tub and shower, subway tiles with glass tile accent all the way up to the ceiling with custom niche. Showerhead was raised for taller people. New plumbing hardware, new bathroom fan. Chrome fixtures, Kohler toilet.

Guest bathroom: new wood vanity, sparkling quartz countertop, new recessed medicine cabinet. Subway tiles with glass tile accent all the way up to the ceiling with custom niche. Showerhead was raised for taller people. Double Speakman shower head. Chrome fixtures, Kohler toilet, new plumbing hardware, new fan.

OTHER

3 Smart TV's: 60-inch 4k UHD Samsung tv with full motion mount (you can watch the tv from the kitchen) in the living room, 65-inch 4k led UHD tv in master bedroom and 65-inch 4k led tv in the guest bedroom.

Workstation: desk and office chair.

Two king size beds with luxurious plush first-rate mattresses (zero stains, always protected).

All weather wicker outdoor furniture with Sunbrella fabric cushions.

WHAT IS NOT INCLUDED

Fish sticking out of the wall in the living room

Wall sculpture on dining room wall.

Everything that is inside kitchen cabinets, inside closets (ex. games, towels, beach chairs, toys, linens, cleaning products, plastic shelves).

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