

WEALTHCREATION NWFLORIDA, LLC

Residential - ASF
MLS#: 384662 **OfficeFile#:** **ListPrice:** \$130,000
Status: Active **Last Change:** 12/31/2008 **ApproxSF:** 1,140
Address: 22522 FRONT BEACH RD, #P PANAMA CITY BEACH, FL **\$/Sqft:** \$114.04
Zip: 32413 **TotalRooms:** **Bedrooms:** 2
Con Docs: **Baths Full/Half:** 1/2
Ownership/Sale Type: As Is, Short Sale
MainArea: 03 BB-Bay County-Beach **Stories:** 2
SubArea: 0308 - Beach W of Hwy 79 **YearBuilt:** 1983
Subdiv: SHORES TOWNHOUSES **ImmOcc?** Y
ParcelID: 36081-543-000 **ConstrStat:** ConstrCmplt
ElemSch: Patronis **Middle:** Surfside **High:** Bay
Dir: WEST OF KELLY APPROX. 1/2 MILE ON THE NORTH SIDE OF FRONT BEACH RD.
Legal: SHORES SUBDIV (96) BEG 335..96' NWLY FROM SW COR LOT 4 TH CONT NWLY 16.37

Click photo to enlarge or view multi-photos.



BANK AUTHORIZED SHORT SALE, \$120,000 TO \$130,000 SHOULD BUY. PRICE AND TERMS MUST BE APPROVED BY MORTGAGE COMPANY. QUIET WEST END UNIT WITH ONLY \$50.00 A MONTH ASSOCIATION. JUST 1.5 MINUTE WALK TO THE SAND. NEW ROOF IN 2005, NEW A/C COMPRESSOR IN 2008. NEEDS COSMETICS. OWNER IS A LICENSED FLORIDA REALTOR.

PrkingSpc: **LotSize:** 16X177 **LotAcc:** Paved Road **WatFrnt:**
PrkingTyp: SPACES **Acres:** **Zoning:** **WatView:**
PrkingFeat: Assigned **WFFeet:** **LotFeat:**
ProjFacil: Cable TV

<u>Room Type</u>	<u>Lvl</u>	<u>Dimnsns</u>		
Dining/Living	1	14X25	Design:	A-Frame
Kitchen	1	10X11		
Storage	1	3.5X7.5	Const/Siding:	
Bath: 1/2	1	3X5		
Bedrm: Master	2	13X14	ExtFeatures:	
Bedrm: Additnl	2	12X13		
Bath: 1/2	2	5X6	IntFeatures:	
Balcony	2	8X16		
			Appliances:	
			Utilities:	Cable TV, Septic System: On Site, Community Water
			Energy:	A/C: Central Electric, Ceiling Fan(s), Heat: Central Electric, Water Heater: Electric

Mbed/Mbath:

TaxYr: **Taxes:** **Hmstd:** **SaleSubjtoLease:**
LandLease/Year: **MonthlyRent:** **AssmMtgTyp:**
AssocFee: \$50 Semi-Annually **LeaseExpDate:** **Financing:** Conventional, Cash
NewBuyerFee: **ExistLeases:**
Assoc.FeesInclude: Ground Keeping, Trash Disposal

--Information deemed reliable but not guaranteed--Copyright: 2009 by the Bay County Association of REALTORS®
 "HELPING YOU MAKE INFORMED DECISIONS"
 Prepared by Evan Brusilow of WEALTH CREATION NW FLORIDA on 1/6/2009 11:38:47 AM