

\$409,900 - 9320 Cool Breeze Drive, Panama City Beach

MLS® #1012170

\$409,900

2 Bedroom, 2.00 Bathroom, 1,308 sqft
Residential on 0.09 Acres

Latitude at Watersound, Panama City Beach, FL

TURNKEY LUXURY AT LATITUDE

MARGARITAVILLE! Welcome to 9320 Cool Breeze Dr, a highly upgraded Camellia Cottage conveying fully furnished in the highly sought-after 55+ community of Latitude Margaritaville Watersound. Situated in Phase 6A, this home offers a prime location with its own dedicated gate and no neighborhood cut-through traffic, all while remaining a convenient golf cart ride to Town Square rather than the longer drive from later phases. This turnkey opportunity completely bypasses new construction waitlists, builder timelines, and furniture delivery delays for an immediate move-in ready experience.

Inside, the open layout is elevated by 8-foot interior doors, upgraded large-format porcelain tile flooring flowing continuously throughout, and ceiling beams that add style to the main gathering area. The kitchen features premium cabinetry accented by upper and under-cabinet ambient lighting, quartz countertops, an undermount sink, gas range, and a custom walk-in pantry with wood shelving. The primary suite serves as a spacious retreat, complete with a custom closet system and an ensuite bath featuring floor-to-ceiling tile in the walk-in shower, a frameless glass enclosure, and a quartz double vanity. Outdoor living is easy on the private screened lanai finished with durable epoxy flooring, perfect for morning coffee or relaxing evenings. The attached two-car



garage is equally well finished with matching epoxy floors, a utility sink, and an upgraded, low-noise, "smart" garage door opener that has a camera and can be opened remotely. Cottage HOA dues provide low-maintenance peace of mind by covering exterior lawn care, scheduled exterior repainting, and roof replacement schedules.

Located just 7 miles from the white-sand beaches of the Emerald Coast, this community sits directly along the Intracoastal Waterway. Residents enjoy world-class amenities including the resort-style Paradise Pool, the two-story Bar & Chill restaurant, Fins Up! Fitness Center with an indoor lap pool and spa, tennis and pickleball courts, kayak launch, Barkaritaville dog park, Last Mango Theater, and regular live entertainment at the bandshell. With the new Publix town center and healthcare facilities nearby, everything needed for effortless coastal living is right at hand. Pack the bags, bring the golf cart, and welcome to paradise! Schedule your showing today. A video tour is also available

Built in 2024

Essential Information

MLS® #	1012170
Price	\$409,900
Sold Price	\$415,000
Date Sold	\$2026-10-26
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,308
Acres	0.09
Year Built	2024
Type	Residential
Sub-Type	Townhouse

Style	Florida Cottage
Status	Sold

Community Information

Address	9320 Cool Breeze Drive
Area	27 - Bay County
Subdivision	Latitude at Watersound
City	Panama City Beach
County	Bay
State	FL
Zip Code	32413

Amenities

Utilities	Electric, Public Sewer, Public Water
Parking	Garage
# of Garages	2

Interior

Appliances	Dishwasher, Disposal, Dryer, Microwave, Refrigerator, Washer, Gas Water Heater, Tankless Water Heater
Cooling	Central Air
# of Stories	1

Exterior

Exterior Features	Sprinkler System
Construction	Siding CmntFbrHrdBrd

School Information

Elementary	West Bay
Middle	Surfside
High	Arnold

Additional Information

Days on Website	65
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Listing Details

Listing Office	Coldwell Banker Realty
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