



# Tropic Winds Condominiums Panama City Beach, FL

## FAQs

<b>No.</b>	<b>Questions</b>	<b>Answers</b>
1.	Is there a Tropic Winds website?	<a href="http://www.TropicWindsPCB.com">www.TropicWindsPCB.com</a>
<b>Building and Location Information</b>		
2.	When was Tropic Winds completed?	April 2009
3.	What is the address?	17643 Front Beach Rd. Panama City Beach, FL 32413
4.	What is the distance to Pier Park?	Just over 2 miles
5.	Is there a developer warranty?	Yes Refer to Florida Statute ( 718.203)
<b>Pricing</b>		
6.	What is the starting price of a 2 bedroom 2 bath (1,146 sq. ft.) unit?	\$232,900 (Includes Assigned Parking!)
7.	How much more do penthouse units cost?	\$10,000
8.	What floors are the penthouse units located on?	19-23
<b>Parking</b>		
9.	Does the Tropic Winds price include an <u>assigned</u> parking spot?	Yes
10.	Is parking located within the building and close to elevators?	Yes
11.	How many parking spots are within the building?	146
12.	Does Tropic Winds include separate overflow parking?	Yes Additional 84 parking spaces
<b>Home Owners Association</b>		

<b>No.</b>	<b>Questions</b>	<b>Answers</b>
13.	What are the monthly HOA dues?	Approx \$248 monthly
14.	What do the HOA dues include?	Insurance, Basic Cable, Water, Sewer, Bldg. Maint., Grounds Maint., Trash removal
<b>Condo Questions</b>		
15.	How many total units are there?	164 residential units
16.	Does Tropic Winds have gulf-front master bedrooms with balcony access?	Yes
17.	How large is the 2 bedroom balcony?	2 BR Approximately 10'x28' (Compare to other condos)
18.	Do the balconies and walkways have slip-resistant, textured, coverings?	Yes
19.	Can I have a pet at Tropic Winds?	Yes
20.	Who pays the cost (HOA Dues, Taxes) of units that do not close	The Developer
<b>Tropic Winds Amenities</b>		
21	Is there a gulf-front indoor/outdoor pool and hot tub on the ground level?	Yes
22.	Does Tropic Winds include a steam room, sauna, and fitness room?	Yes
23	How wide is the Beach Frontage?	Over 300 Linear Feet
<b>Rentals</b>		
24.	Will there be an on-site rental company?	No
25.	Who can I rent from until onsite rental company is established?	ResortQuest Vacation Resorts, North America's largest Property Management Company, welcomes your rental business. For more information on their Rental Program, please contact Oksana Fedcova, Rental Manager 850-636-8005 <a href="mailto:ofedcova@resortquest.com">ofedcova@resortquest.com</a>
26.	What other companies provide rental service in PCB?	Google: "Panama City Beach Rentals" for many options
27.	How much will a two bedroom do in gross rentals?	As real estate agents we can not predict future rentals please consult with your selected rental company
28.	Can I rent my unit myself or via another company?	Yes

<b><u>No.</u></b>	<b><u>Questions</u></b>	<b><u>Answers</u></b>
29.	Is Tropic Winds a desirable rental property?	Yes (Gulf-front location, master bedroom on the gulf, large balcony, assigned parking within the building, close to pier park)
30.	What will be the main attraction of Tropic Winds?	West End condo where it will be peaceful and quiet. A great floor plan with parking on the south side and LOW HOA fees
	<b>Tropic Winds Advantages</b>	
	<u>Reduced Prices!</u> LOW HOA FEES	
	<u>Assigned Parking</u> within the Building! Not Across the Street.	
	<u>Preferred Location</u> – West Panama City Beach	
	Just over 2 mile to <u>Pier Park</u>	
	<u>Gulf-Front Master Bedroom</u> with Balcony Access	
	<u>Oversized Balconies</u>	