

# \$1,500,000 - 101 Deluna Place A, PANAMA CITY BEACH

MLS® #955717

## \$1,500,000

4 Bedroom, 5.00 Bathroom, 2,469 sqft  
Attached Single Unit on 0.00 Acres

DeLuna Place Townhomes, PANAMA CITY BEACH, FL

Introducing brand new construction with amazing gulf views in the heart of Laguna Beach in Panama City Beach Florida. This 4-bedroom 4.5-bathroom townhome just finished construction and features amazing gulf views. Nestled in a prime location directly across the street from the pristine beaches of the Gulf of Mexico, this new townhome offers the perfect blend of sophistication and coastal charm in the quiet west end community. This townhome is offered completely furnished and ready to rent or serve as your own private getaway to the beach. Enjoy the expansive gulf views from the comfort of your own home, whether you're relaxing in the expansive living room or unwinding on the private balcony. The solid core doors throughout add a touch of luxury and ensure privacy in every room and when combined with the concrete construction between the units, you can rest assured that your family or guests will have an amazing trip to the beach. The townhome has been outfitted with brand new GE Monogram appliances, gas cook top range, brand new furnishings throughout, a private elevator, tiled balconies with natural v-groove ceilings, concrete and wood construction, and all bedrooms have their own private bathroom for easy convenience. This townhome also boasts a two-car garage as well as 2 car carport for ample parking and storage.

This Townhome is conveniently located close to the community pool that only serves 5



townhomes and is an easy walk across the street to the beach.

This unit has been meticulously designed for a solid feel and the use of quality craftsmanship can be felt at every detail. It was engineered with a gold-bond waterproof seal at the base sheathing of the exterior 5/8" decking, Schluter water-proofing system in all the bathrooms, concrete form poured band headers that span the entire width of the units and back-filled concrete block and re-bar vertical walls to separate each unit, not only for structural reinforcement but also peace and serenity between neighbors. This townhome also has been designed with individual fire suppression sprinkler system.

Conveniently located just over a thousand feet to Thomas donuts and less than a half a mile from Carousel. Heading eastward, you're less than 3 miles from the fun times at Pier Park which is Panama City Beach's premier shopping and entertainment destination. Pier Park is an outdoor complex with over 100 stores that range from clothing, home goods, food and beverage and jewelry as well as long fishing pier to explore and fish. The Park features a Grand IMAX movie theatre, Dave and Busters and so much more. You'll be a close ride to the fun and thrill of all that PCB has to offer and still be able to retreat to the quiet tranquility that the west end of the beach offers. You are also about 15 minutes from the famous beach towns of 30A and all the accompaniments offered from South Walton County. Reach out to the list agent today to schedule your showing.

Built in 2023

## **Essential Information**

MLS® #

955717

|                |                      |
|----------------|----------------------|
| Price          | \$1,500,000          |
| Bedrooms       | 4                    |
| Bathrooms      | 5.00                 |
| Full Baths     | 4                    |
| Half Baths     | 1                    |
| Square Footage | 2,469                |
| Acres          | 0.00                 |
| Year Built     | 2023                 |
| Type           | Attached Single Unit |
| Sub-Type       | Attached Single Unit |
| Style          | Contemporary         |
| Status         | Active               |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 101 Deluna Place A     |
| Area        | Bay County             |
| Subdivision | DeLuna Place Townhomes |
| City        | PANAMA CITY BEACH      |
| County      | BAY                    |
| State       | FL                     |
| Zip Code    | 32413                  |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Pets Allowed, Pool, Short Term Rental - Allowed, Project  |
| Utilities      | Electric Available, Gas - Natural, TV Cable Available, Community Sewer, Community Water, Lift Station |
| Parking Spaces | 2   |
| Parking        | Garage, Garage: Attached, Carport, Covered  |
| # of Garages   | 2   |
| Water View     | GULF  |
| Has Pool       | Yes   |
| Pool           | Pool - Heated, Pool - In-Ground, Community  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Floor Laminate, Floor Tile, Furnished - None, Kitchen Island, Lighting Recessed, Newly Painted, Owner's Closet, Washer/Dryer Hookup, Window Treatmnt None |
| Appliances        | Cooktop, Dishwasher, Disposal, Microwave, Oven:Self Cleaning, Range Hood, Refrigerator, Smoke Detector, Warranty Provided, Fire                           |

|              |                                       |
|--------------|---------------------------------------|
|              | Alarm/Sprinkler, Stove/Oven Dual Fuel |
| Heating      | Heat: Central Electric                |
| Cooling      | A/C: Central Electric, Ceiling Fans   |
| # of Stories | 3                                     |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Block, Concrete, Frame, Roof Composite Shingle, Siding EIFS                                |
| Exterior Features | Balcony, Fenced Lot-Part, Patio Covered, Pool - Heated, Pool - In-Ground, Sprinkler System |
| Lot Description   | Within 1/2 Mile Of Water   |
| Roof              | Block, Roof Composite Shingle  |
| Construction      | Frame  |

### School Information

|            |          |
|------------|----------|
| Elementary | WEST BAY |
| Middle     | Surfside |
| High       | ARNOLD   |

### Additional Information

|                |                                      |
|----------------|--------------------------------------|
| Zoning         | Residential Multi-Family, Commercial |
| HOA Fees       | 462.92                               |
| HOA Fees Freq. | Monthly                              |

### Listing Details

|                |                                       |
|----------------|---------------------------------------|
| Listing Office | Scenic Sotheby's International Realty |
|----------------|---------------------------------------|

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