

# \$849,000 - 104 Golf Dr, PANAMA CITY BEACH

MLS® #952435

## \$849,000

3 Bedroom, 2.00 Bathroom, 2,052 sqft  
Detached Single Family on 0.42 Acres

### BAY POINT UNIT 1, PANAMA CITY BEACH, FL

Offered for sale is this 3 bed/2 bath, custom built home located in the Fairways of Bay Point. Fairways is an appropriate neighborhood for this home, as the backyard rests up against the 12th Fairway of the acclaimed Nicklaus Course of Bay Point Golf Club. Enjoy peace and serenity on the patio of your screened in pool. Resting on almost a half acre lot, and surrounded by professionally landscaped greenery, you truly feel the privacy this location offers. The roof and pool lanai were replaced recently, and the home is equipped with a 20kwh Cummings generator that can operate the whole house and A/C for days on end with no interruptions. In addition to a two-car garage, a rare attached and insulated RV garage provides over 40 feet of extra storage depth for whatever needs you may have. Inside, the living space and kitchen flow seamlessly together in an open concept that offers a kitchen island, formal dining area, and space for an eat-in kitchen table or option to place a fixed kitchen island for more counter space. The three bedrooms are located on the north wing of the house. The master suite has two walk-in closets that flank the king sized bed, and the sizable master bathroom has an additional door which opens directly to the pool deck, allowing for a simple rinse-off after a day by the pool.

The Bay Point community is one of the most beloved communities in Panama City Beach due to its close proximity to all the shopping



CREATED BY: MATT WATSON  
DATE: 10/15/2024  
TOTAL AREA: 2,052 SQ FT  
TOTAL GARAGE: 40 SQ FT  
TOTAL PORCH: 100 SQ FT

Matterport



and employment opportunities on both the east and west side of the Hathaway Bridge and West Bay. Bay Point itself offers golfing, tennis, pickleball, waterfront boardwalk, and dining options within the community. The Marina is an impressive community feature, with over 100 boat slips and a boat ramp for marina members, as well as a dockside pool for those wishing to cool off after a day on the water. Shell Island and the white sand beaches of St. Andrews State Park are just a short boat ride away.

Within Bay Point, Fairways is a highly desired neighborhood. Because of the location along the golf course, gated entrance, large lots, and limited availability, those who purchase a home in Fairways usually stay for a long time. Give us a call today to arrange your private showing, and you'll see why locals rave about Fairways in Bay Point.

Built in 1995

### **Essential Information**

MLS® #	952435
Price	\$849,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,052
Acres	0.42
Year Built	1995
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Traditional
Status	Active

### **Community Information**

Address	104 Golf Dr
Area	Bay County

Subdivision	BAY POINT UNIT 1
City	PANAMA CITY BEACH
County	BAY
State	FL
Zip Code	32408

### **Amenities**

Amenities	Boat Launch, Dock, Fishing, Gated Community, Golf, Marina, Pets Allowed, Picnic Area, Playground, No Short Term Rental
Utilities	Electric Available, Public Sewer Available, Public Water Available
Parking Spaces	3
Parking	Garage, Garage: Attached, Oversized, RV
# of Garages	3
Has Pool	Yes
Pool	Private, Community

### **Interior**

Heating	Heat Pump Air To Air
Cooling	A/C: Central Electric
# of Stories	1

### **School Information**

Elementary	PATRONIS
Middle	Surfside
High	ARNOLD

### **Additional Information**

Zoning	Residential Single Family
HOA Fees	1650.00
HOA Fees Freq.	Annually

### **Listing Details**

Listing Office	Keller Williams Realty SRB
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