

\$500,000 - 231 Blue Sage Rd, PANAMA CITY BEACH

MLS® #955229

\$500,000

3 Bedroom, 2.00 Bathroom, 1,632 sqft
Detached Single Family on 0.15 Acres

Whisper Dunes, PANAMA CITY BEACH, FL

Priced for a quick sale and furniture is negotiable! Seller has been transferred out. Buyer/Investor may move in/lease out this home within days with quick closing. This 2017, Samuel-Taylor-built home in Whisper Dunes reflects the best of a newer home with every closet/pantry being customized (no wire racks), tile flooring throughout, high ticket ceiling fans, extra lighting, modern fixtures, and gorgeous bathrooms with scum-resistant shower doors. Kitchen features top-of-the-line appliances, shaker style cabinets, and quartz countertops as well as added pantry cabinetry. Garage features epoxy flooring, plenty of storage cabinets, and an extended section to fit longer vehicles/golf carts. Outback is truly an oasis, with a large screened in porch with upgraded screens to add privacy and help with insulation, an additional patio space, meticulous landscaping. HOA covers cutting the grass as well as the neighborhood pool.

The upgrades on this home don't stop there. This home has hurricane window covers, upgraded radiant barrier in roof (whole roof replaced in 2023), recently painted exterior with new gutters and fascia boards installed, flooring in the attic, new front storm door, new sod, restructured sprinklers, and additional insulation (avg electric bill is only \$100/month). The builders of this home also gave it a 10 year structural warranty.

Whisper dunes is located just blocks to the



beach or 3 miles to 30A for beach access with bath house. Its prime location on the west end gives easy access to Pier Park, the dedicated beaches of Laguna Beach, and the restaurants/shops of 30Avenue and Rosemary Beach.

Built in 2017

Essential Information

MLS® #	955229
Price	\$500,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,632
Acres	0.15
Year Built	2017
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Craftsman Style
Status	Active

Community Information

Address	231 Blue Sage Rd
Area	Bay County
Subdivision	Whisper Dunes
City	PANAMA CITY BEACH
County	BAY
State	FL
Zip Code	32413

Amenities

Utilities	Electric Available, Public Sewer Available, Public Water Available, TV Cable Available, Underground
Parking	Garage, Garage: Attached
Has Pool	Yes
Pool	Community

Interior

Heating	Heat: Central Electric
Cooling	A/C: Central Electric, Ceiling Fans
# of Stories	1

School Information

Elementary	WEST BAY
Middle	Surfside
High	ARNOLD

Additional Information

Zoning	Residential Single Family
HOA Fees	704.00
HOA Fees Freq.	Quarterly

Listing Details

Listing Office	Coastal Sands Properties LLC
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Listing information last updated on July 23rd, 2024 at 1:15am CDT