

# \$549,755 - 2508 Pelican Bay Dr, PANAMA CITY BEACH

MLS® #950972

## \$549,755

4 Bedroom, 2.00 Bathroom, 2,376 sqft  
Detached Single Family on 0.20 Acres

PELICAN BAY, PANAMA CITY BEACH, FL

Located in the enchanting Coastal Community of Pelican Bay, nestled along the serene shores of St. Andrew Bay, this tranquil and inviting neighborhood offers the perfect canvas for realizing your new home aspirations. This meticulously updated residence boasts an open floor plan, seamlessly connecting the Kitchen, Dining, Livingroom, and Foyer areas. Positioned for optimal privacy, the spacious Master bedroom and its luxurious en-suite reside on one side of the home, while three additional bedrooms grace the opposite wing. Step into the backyard oasis where relaxation meets entertainment, featuring a stunning black swimming pool. With bench shelves thoughtfully placed on the North and South sides, and a covered patio, this outdoor haven is tailor-made for hosting memorable gatherings with family and friends. A stone's throw away from the property lies a picturesque boardwalk winding through a lush 7-acre Natural Preserve, leading you to the esteemed Community Bayfront Clubhouse. Here, residents can enjoy access to a Swimming Pool, Hot Tub, and Two Docks, offering unparalleled opportunities for recreation and leisure. While every effort has been made to ensure accuracy, prospective buyers are encouraged to independently verify all information deemed important. This home boasts numerous recent upgrades throughout, including a New Roof, Spray Foam Insulation, HVAC system, Duct Work, Exterior and Interior Paint, as well as gleaming Stainless Steel



Appliances. Additionally, the property features Natural Gas plumbing with separate regulators and an outdoor fireplace/pit nestled within the covered patio area, providing both warmth and ambiance for outdoor gatherings. While every effort has been made to ensure accuracy, prospective buyers are encouraged to independently verify all information deemed important.

Built in 2005

### **Essential Information**

MLS® #	950972
Price	\$549,755
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,376
Acres	0.20
Year Built	2005
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Contemporary
Status	Active

### **Community Information**

Address	2508 Pelican Bay Dr
Area	Bay County
Subdivision	PELICAN BAY
City	PANAMA CITY BEACH
County	BAY
State	FL
Zip Code	32408

### **Amenities**

Amenities	Community Room, Fishing, Pool, Dock
Utilities	Electric Available, Gas - Natural, Phone Available, Public Sewer Available, Public Water Available

Parking Spaces	2
Parking	Garage: Attached
# of Garages	2
Has Pool	Yes
Pool	Private, Community

### **Interior**

Appliances	Dishwasher, Disposal, Dryer, Microwave, Refrigerator, Washer, Wine Refrigerator
Cooling	A/C: Central Electric
# of Stories	1

### **Exterior**

Exterior	Roof Composite Shingle, Siding Stucco
Exterior Features	Fenced Back Yard, Patio Covered, Hurricane Shutters
Lot Description	Covenants, Restrictions
Roof	Roof Composite Shingle

### **School Information**

Elementary	PATRONIS
Middle	Surfside
High	ARNOLD

### **Additional Information**

Zoning	Residential Single Family
HOA Fees	752.00
HOA Fees Freq.	Semi-Annually

### **Listing Details**

Listing Office	Counts Real Estate Group Inc
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