

# \$859,900 - 309 Breakfast Point Blvd, PANAMA CITY BEACH

MLS® #951163

## \$859,900

5 Bedroom, 5.00 Bathroom, 3,040 sqft  
Detached Single Family on 0.18 Acres

Breakfast Point, PANAMA CITY BEACH, FL

LOOKING FOR ALL THE BELLS AND WHISTLES AND A POOL? You literally can have it all! Take a look at this REMARKABLE, upgraded, craftsman style home in Breakfast Point. This Samuel Taylor home was built in 2019 - original floorplan was the Tripletail II with Carolina Elevation. EXCELLENT location - walk to school - close to a park - 5 miles to Pier Park. Community can be accessed by a traffic light - making navigating the beach traffic much easier! Walk into this amazing home and from the oversized foyer entryway, you will feel like you have come home! This 5 bedroom, 4 1/2 bath, open concept home has so many upgrades! The beautiful vinyl plank virtually maintenance free flooring welcomes you in, the high ceilings, open kitchen with custom walk-in pantry, granite countertops, stainless appliance package, a wine refrigerator and built in ice maker makes entertaining a breeze! Split bedroom plan with a full upstairs suite - there's no shortage of bedrooms and bathrooms here! All the closets have custom built in closet systems, all the bathrooms have custom luxury tile showers with spa jets and glass door surrounds. All the bedrooms are spacious and if you ever coveted a murphy bed... this is your opportunity! This home comes complete with a murphy bed in one of the guest bedrooms! It's perfect! The landscaped yard features a gas heated saltwater pool and hot tub with custom paver deck with gas firepit, outdoor kitchen, screened enclosure, maintenance free pet turf



in the back yard and the rear of the property backs up to almost 20 acres of untouched common space - so no neighbors behind you brings the country feel to your suburban house! There are so many upgrades here. The house is gas, electric and solar - solar panels are completely paid for - power bill is ridiculously low! Please review the list of upgrades under documents and make an appointment to see this amazing home today! It does not disappoint!

Built in 2019

### **Essential Information**

MLS® #	951163
Price	\$859,900
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,040
Acres	0.18
Year Built	2019
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Craftsman Style
Status	Active

### **Community Information**

Address	309 Breakfast Point Blvd
Area	Bay County
Subdivision	Breakfast Point
City	PANAMA CITY BEACH
County	BAY
State	FL
Zip Code	32407

### **Amenities**

Amenities	No Short Term Rental, Playground
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Utilities	Gas - Natural, Public Sewer Available, Public Water Available
Parking Spaces	2
Parking	Garage: Attached
# of Garages	2
Has Pool	Yes
Pool	Pool - Gunite Concrct, Pool - Heated, Pool - In-Ground, Private, Community

### **Interior**

Interior Features	Breakfast Bar, Pantry, Split Bedroom, Window Treatment All, Floor Laminate, Floor Vinyl
Appliances	Auto Garage Door Opn, Dishwasher, Ice Machine, Microwave, Range Hood, Stove/Oven Gas, Wine Refrigerator, Smooth Stovetop Rnge
Heating	Heat: Central Electric
Cooling	A/C: Central Electric, Ceiling Fans
# of Stories	2

### **Exterior**

Exterior	Roof Dimensional Shingle, Siding CmntFbrHrdBrd, Roof Composite Shingle
Exterior Features	BBQ Pit/Grill, Fenced Back Yard, Pool - Gunite Concrct, Pool - Heated, Pool - In-Ground, Porch Screened, Rain Gutter, Sprinkler System, Hot Tub, Hurricane Shutters, Patio Covered
Lot Description	Interior, Level, Sidewalk
Windows	Double Paned Windows
Roof	Roof Dimensional Shingle, Roof Composite Shingle

### **School Information**

Elementary	BREAKFAST POINT
Middle	BREAKFAST POINT
High	ARNOLD

### **Additional Information**

Zoning	Residential Single Family, See Remarks
HOA Fees	334.00
HOA Fees Freq.	Monthly

### **Listing Details**

Listing Office	Beachy Beach Real Estate
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