

# \$3,390,000 - 311 Beachside Dr, PANAMA CITY BEACH

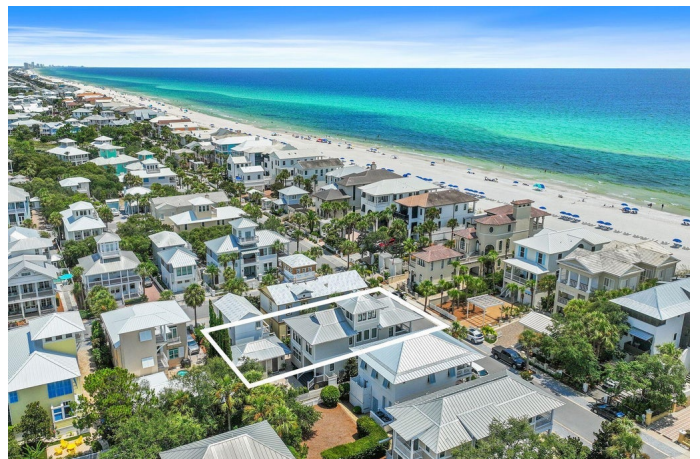
MLS® #955320

## \$3,390,000

3 Bedroom, 4.00 Bathroom, 2,450 sqft  
Detached Single Family on 0.11 Acres

CARILLON BEACH PH III, PANAMA CITY BEACH, FL

Superbly located just one tier from picture-perfect white sand, this home is a rare find in Carillon Beach. Just across from Walkover #3, you can enjoy nearly a mile of stunning, uncrowded beach and meticulously maintained natural dunes. Never rented, is in pristine condition and enjoys gulf views from multiple levels. Large covered porches on the first and second floors provide the perfect spots to relax and listen to the sound of the waves. This breathtaking retreat offers an unparalleled combination of comfort, luxury and location. Built in 2017, this charming home is highly customized with stacked Poplar crown molding and hardwood floors throughout with wainscot walls and hand-crafted coffered ceilings in the main living areas. Transom windows deliver abundant natural light to each beautifully presented space. A sleek wall gas fireplace defines the sitting area with a dining area leading into the gourmet kitchen. Custom maple cabinets with soft-close doors and drawers provide everything needed for meals and entertaining. Stainless steel appliances, an apron-front sink, mottled granite countertops, and a tiled backsplash complete the look. High-end features include a Sub-Zero refrigerator/freezer, ice machine, Fisher & Paykel dishwasher, and a Wolf gas range with warming drawer. A separate laundry provides additional storage and a dedicated folding station. The master suite is particularly alluring with beautiful coffered ceilings, a dressing area



and direct access to a large porch with peek-a-boo gulf views. The master bathroom transports you to paradise with a stand-alone soaker tub, twin vanities, dressing table, tile walk-in shower and walk-in closet. Two additional bedrooms each have their own bath with tile showers. The tower room, a charming hideaway with gulf and panoramic coastal views, is ideal for watching stunning sunsets. A shady rear porch overlooking an attractive paved yard, fire pit and water feature provide focal points. Relax with drinks from the Sub-Zero wine cooler in the wet bar while steaks sizzle on the grill. The detached garage is supplemented with additional parking while multiple upgrades include Nest, security, smart surround sound, tankless hot water, beautiful landscape lighting and more. New exterior paint this year and a Carrier HVAC in 2020 complete the appeal of this immaculate residence. Focused around a 50-foot Carillon bell tower, this gated gulf-front community hugs Lake Powell, Florida's largest coastal dune lake. It has its own small town and is suitable for full-time living or as a second home. Make use of the beach service and three alluring pools, one gulf-front and another with views across 13-acre Carillon Lake. Bellview Park is where the action is with tennis, basketball and pickleball courts, bocce ball, kickball, a pool for kids, and an expansive grassy area. The Meeting House coordinates family-friendly events and golf cart parades to celebrate Christmas, Easter and the Fourth of July. Shops and fine dining on 30A are five minutes away and Pier Park attractions are a 10-minute drive. Everything else is within walking distance of this superbly located home. Buyer should verify all data and dimensions if important. Furnishings are negotiable. Call today to schedule a viewing so you can enjoy "The SaTY Life".

Built in 2017

## Essential Information

MLS® #	955320
Price	\$3,390,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,450
Acres	0.11
Year Built	2017
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Active

## Community Information

Address	311 Beachside Dr
Area	Bay County
Subdivision	CARILLON BEACH PH III
City	PANAMA CITY BEACH
County	BAY
State	FL
Zip Code	32413

## Amenities

Amenities	BBQ Pit/Grill, Beach, Community Room, Dock, Exercise Room, Fishing, Gated Community, Pets Allowed, Pickle Ball, Picnic Area, Playground, Pool, Short Term Rental - Allowed, Tennis, Waterfront, Pavillion/Gazebo, Whirlpool
Utilities	Electric Available, Gas - Natural, Phone Available, Public Sewer Available, Public Water Available, TV Cable Available, Underground
Parking Spaces	1
Parking	Guest, Other, Garage: Detached
# of Garages	1
Water View	GULF, Lake, Coastal Dune Lakes
Pool	Community, Private

## Interior

Interior Features	Ceiling Tray/Cofferd, Fireplace Gas, Floor Hardwood, Floor Tile, Kitchen Island, Owner's Closet, Pantry, Window Treatment All, Ceiling Crwn Molding, Newly Painted, Walls Wainscoting
Appliances	Dishwasher, Disposal, Dryer, Ice Machine, Microwave, Oven Double, Range Hood, Refrigerator W/Ice Maker, Security System, Smoke Detector, Stove/Oven Gas, Washer, Wine Refrigerator
Heating	Heat: Central Electric
Cooling	A/C: Central Electric
Fireplace	Yes
Fireplaces	Fireplace Gas
# of Stories	3

### Exterior

Exterior	Roof Metal, Siding CmntFbrHrdBrd
Exterior Features	BBQ Pit/Grill, Columns, Fireplace, Porch Covered, Shower, Sprinkler System, Fenced Back Yard, Fenced Lot-All, Summer Kitchen, Rain Gutter
Lot Description	Covenants, Restrictions, See Remarks, Sidewalk, Survey Available, Within 1/2 Mile Of Water
Windows	Storm Windows
Roof	Roof Metal

### School Information

Elementary	WEST BAY
Middle	Surfside
High	ARNOLD

### Additional Information

Zoning	Residential Single Family
HOA Fees	5467.00
HOA Fees Freq.	Annually

### Listing Details

Listing Office	Scenic Sotheby's International Realty
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