

# \$2,195,000 - 6 Grande Pointe Dr, PANAMA CITY BEACH

MLS® #956054

## \$2,195,000

6 Bedroom, 4.00 Bathroom, 3,578 sqft  
Detached Single Family on 0.11 Acres

### GRANDE POINTE AT INLET BEACH, PANAMA CITY BEACH, FL

Artistically marrying coastal design with contemporary luxuries in a developed waterside community, this four story, 3,578 square foot home by 30A Builders encapsulates elevated construction with total livability. Located near the community pool, clubhouse and kayak launch, this property gifts future owners and guests views of Lake Powell and plentiful spaces for work, play and relaxation. The first level of the home welcomes with shellstone floors, custom artwork nooks with lighting, and a three stop elevator. A private flex room, ideal for a bunk space, home office or ground level sitting area provides convenience as well as direct access to the backyard oasis. Featuring lush landscaping, a large private pool and artificial turf, the fully fenced backyard is perfect for soaking up the sun or enjoying sunset with friends and family. A guest room and shared full bath provide additional accommodations on the first floor.

Featuring a reverse floor plan, this new construction home offers a modern chef's kitchen, glass front butler's pantry, wet bar, dining and living room, all flooded with natural light thanks to floor to ceiling large panel windows. The black ZLine gas range and white oak cabinet doors add a touch of organic refinement to the spacious layout, while additional seating around the eat-in island and outdoor seating on the second level covered porch provide endless opportunities for transitional living. The second level of this



home also offers a curated full bath and guest bedroom with oversized windows, ample sized closets and designer fixtures.

The third level features a primary suite with freestanding tub, oversized walk-in shower and custom plaster vanity, and walk-in closet. The third floor balcony is also off the primary suite, providing a transitioning living space filled with privacy and lake views. A full bath, guest room, laundry and bunk room are also provided on the third level alongside a cozy living space with beverage bar.

The fourth level provides an additional flex space plus access to the top level living deck with summer kitchen, covered dining space and endless open area for entertaining and relaxing, all with direct views of Lake Powell.

Built in 2024

### **Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | 956054                 |
| Price          | \$2,195,000            |
| Bedrooms       | 6                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 3,578                  |
| Acres          | 0.11                   |
| Year Built     | 2024                   |
| Type           | Detached Single Family |
| Sub-Type       | Detached Single Family |
| Style          | Beach House            |
| Status         | Active                 |

### **Community Information**

|             |                              |
|-------------|------------------------------|
| Address     | 6 Grande Pointe Dr           |
| Area        | 30A East                     |
| Subdivision | GRANDE POINTE AT INLET BEACH |

|          |                   |
|----------|-------------------|
| City     | PANAMA CITY BEACH |
| County   | WALTON            |
| State    | FL                |
| Zip Code | 32461             |

### **Amenities**

|                |   |
|----------------|---|
| Utilities      | Electric Available, Gas - Natural, Public Sewer Available, Public Water Available, TV Cable Available |
| Parking Spaces | 2   |
| Parking        | Garage: Attached  |
| # of Garages   | 2   |
| Has Pool       | Yes   |
| Pool           | Community, Private  |

### **Interior**

|              |                  |
|--------------|------------------|
| Cooling      | A/C: Two Or More |
| # of Stories | 4                |

### **School Information**

|            |               |
|------------|---------------|
| Elementary | Dune Lakes    |
| Middle     | EMERALD COAST |
| High       | SOUTH WALTON  |

### **Additional Information**

|                |                           |
|----------------|---------------------------|
| Zoning         | Residential Single Family |
| HOA Fees       | 531.00                    |
| HOA Fees Freq. | Quarterly                 |

### **Listing Details**

|                |                                       |
|----------------|---------------------------------------|
| Listing Office | Scenic Sotheby's International Realty |
|----------------|---------------------------------------|

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