

# \$999,900 - 7222 S Lagoon Dr, PANAMA CITY BEACH

MLS® #954994

## \$999,900

3 Bedroom, 3.00 Bathroom, 2,426 sqft  
Detached Single Family on 0.00 Acres

NO RECORDED SUBDIVISION, PANAMA CITY BEACH, FL

Investor Deal of a Lifetime - Enjoy WATERFRONT LIVING at its finest on Grand Lagoon and within minutes to the Gulf-of-Mexico, and a short walk to the beach.

If you have ever dreamed of owning a waterfront home, reasonably priced, you will not find anything even close to this price for this sq.ft. This home has a great floor plan, but could use some updating, and is priced accordingly. Featuring a Dock, Boathouse with a 10,000-pound lift, jet ski & kayak pull up dock, 2021 metal roof, and even a swing where you can sit back with a glass of wine after a long day and enjoy the beautiful view, which may include dolphins swimming by, or grab your fishing pole and catch the fish of the day for dinner! This amazing 3-bedroom, 2.5 bath home features 2426 heated and cooled sq.ft. with 2-stories and plenty of natural light and windows. As you enter the grand foyer there is a bonus room straight ahead, which could be used as a living room, which features direct access to a private patio. There is a bedroom toward the back with a beautiful view of the lagoon, which has a wet bar, and there is a full bath downstairs. This home has plenty of storage including a coat closet off the foyer and under stairs storage. The 2nd story consists of a great room overlooking the lagoon with an area you could use for dining and the kitchen also has a breakfast nook area. The master bedroom overlooks the lagoon and features an extended closet and walk-in closet, its own master bath with a



separate tub, shower, and two separate single vanity sinks. The 3rd bedroom is to the front of the home with access to the 5x38 balcony, which runs along the front of the home. There is also a half-bath on the 2nd level. One of the great features of this home is the drive-through garage, making it easy to bring your water toys down to the dock area. This area is golf cart friendly, and they do allow for vacation rentals. Another great feature is there is no HOA, so no additional HOA dues needed. If you are not familiar with Grand Lagoon, you are within 5 minutes to the Gulf of Mexico, and close proximity to Shell Island. Additional Features include: Large storage container in front yard, Ensec transferable termite bond, 2021 new Solid Aluminum /Standing Seam Metal Roof, all tile throughout the home (no carpet), built-in seating on 2nd story deck, gas fireplace in living room, and so much more. If this sounds like the home you have been waiting on, contact your realtor today for a private showing before your dreaming of owning a piece of paradise becomes someone else's reality. Age, Sq.Ft., Schools, Room sizes, taxes, or any important information is an estimate only and must be verified by the buyer via a personal or professional inspection if important.

Built in 1996

### **Essential Information**

MLS® #	954994
Price	\$999,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,426
Acres	0.00
Year Built	1996

Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Contemporary
Status	Active

### **Community Information**

Address	7222 S Lagoon Dr
Area	Bay County
Subdivision	NO RECORDED SUBDIVISION
City	PANAMA CITY BEACH
County	BAY
State	FL
Zip Code	32408

### **Amenities**

Utilities	Electric Available, Gas - Natural, Public Water Available, Septic Tank, TV Cable Available
Parking Spaces	2
Parking	Garage, Boat
# of Garages	2
Is Waterfront	Yes
Waterfront	Canal, Lagoon
Water View	Lagoon
Pool	Community, Private

### **Interior**

Interior Features	Ceiling Vaulted, Floor Tile, Pantry, Washer/Dryer Hookup, Window Treatmnt Some, Fireplace Gas
Appliances	Dishwasher, Microwave, Refrigerator, Smoke Detector, Stove/Oven Gas
Heating	Heat: Central Electric
Cooling	A/C: Central Electric, Ceiling Fans
Fireplace	Yes
Fireplaces	Fireplace Gas
# of Stories	2

### **Exterior**

Exterior	Siding Stucco, Roof Metal
Exterior Features	Balcony, Deck Covered, Dock, Sprinkler System, Yard Building, Boat Slip, Boatlift, Columns, Deck Open, Patio Open

Lot Description Flood Insurance Required, Survey Available, Bulkhead/Seawall, Within  
1/2 Mile Of Water

Roof Roof Metal

### **School Information**

Elementary PATRONIS

Middle Surfside

High ARNOLD

### **Additional Information**

Zoning Residential Multi-Family

HOA Fees 0.00

### **Listing Details**

Listing Office Own It Real Estate LLC

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Listing information last updated on July 19th, 2024 at 4:15am CDT