

# \$689,900 - 9105 Abba Ln, PANAMA CITY BEACH

MLS® #955722

## \$689,900

3 Bedroom, 2.00 Bathroom, 2,818 sqft  
Detached Single Family on 0.27 Acres

Our Fathers Estate, PANAMA CITY BEACH, FL

\*\*\*\$5,000 CREDIT AT CLOSING!!!\*\*\*

Welcome to the last home you will ever need! This custom-built, single-family residence was designed for all phases of life and offers many in-demand features that epitomize comfort and minimize maintenance. This immaculate, one-owner, one-level brick home reflects meticulous attention to detail and quality craftsmanship. The fabulous curb appeal and quiet cul-du-sac location invite you to step inside. The wide hallways, wide doorways, and absence of thresholds ensure ease of movement throughout the home. Tile and Pergo flooring throughout eliminate the hassle of carpet maintenance, and the thoughtful interior touches such as beautiful crown molding and baseboards, recessed lighting, and heat lamp lighting over the master shower are just a few of the luxury touches you will enjoy. The home's solar panels will be paid at closing, offering significant savings on your electricity bills, and the hot tub runs on propane for efficient heating. An active termite bond through FLA Pest and a new HVAC system installed in 2018 ensure the home's longevity and safety. Additionally, the water heater, upgraded just 2 years ago, adds further reassurance, and the connection to City sewer eliminates the need for septic tank maintenance. The master suite is a true retreat, opening directly onto the fully screened-in pool and patio area. The master bathroom is thoughtfully designed with a zero-step, roll-in shower, a separate jetted tub,



and a double vanity. Pocket doors lead from the bathroom to a convenient laundry room, complete with a utility sink and built-in cabinets. The laundry room also opens to the garage, affording another entry to the home. The kitchen is a chef's delight, featuring custom wooden cabinets that extend to the ceiling, recessed lighting, a built-in GE microwave, Frigidaire electric cooktop and oven, Samsung freezer-on-bottom refrigerator with in-door water and ice, Bosch dishwasher, Corian countertops, and a double undermount sink with a new garbage disposal. Table-height bar seating for five offers a casual dining option, or guests can enjoy the adjacent eat-in area. A formal dining room serves as an elegant additional space that could be used as a cozy sitting room. Two sets of French doors lead from the eat-in kitchen and the living room to a large, enclosed and tiled sunroom featuring an abundance of natural light. This versatile space that also leads to the beautiful backyard can easily serve as a year-round indoor/outdoor living area. Plantation shutters throughout afford both privacy and timeless style. The two additional bedrooms are equally spacious, each with double windows, plantation shutters, and ceiling fans. The shared hall bathroom was also designed with a 4-foot turnaround space and a linen closet for added convenience. The list of custom features seems endless! This accessible home also offers a multitude of storage options, including a pantry, coat closet, cookware closet, full-house attic space over both the garage and home, and generous bedroom closets. The oversized two-car garage is well thought-out, with high ceilings, built-in cabinets, and shelving for all your holiday decorations, tools, and hobby accessories. Enjoy low-maintenance outdoor living to the fullest. Your in-ground, saltwater pool and hot tub, added in 2006, create a stunning outdoor oasis, ideal for entertaining or relaxing. The

beautifully landscaped lawn shines with lush Zoysia grass and a sprinkler system on no-cost well water to keep it that way. The new fence ensures privacy for backyard gatherings, and the long driveway accommodates up to eight cars in addition to two in the garage, ideal for hosting family and friends. Seamless gutters and a recent roof provide peace of mind for years to come.

Built in 2000

### **Essential Information**

MLS® #	955722
Price	\$689,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,818
Acres	0.27
Year Built	2000
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Traditional
Status	Active

### **Community Information**

Address	9105 Abba Ln
Area	Bay County
Subdivision	Our Fathers Estate
City	PANAMA CITY BEACH
County	BAY
State	FL
Zip Code	32407

### **Amenities**

Utilities	Electric Available, Public Sewer Available, Public Water Available
Parking Spaces	2
Parking	Garage: Attached

# of Garages	2
Has Pool	Yes
Pool	Pool - In-Ground, Private, Pool - Fiberglass, Community

### Interior

Interior Features	Breakfast Bar, Floor Laminate, Floor Tile, Pantry, Plantation Shutters, Split Bedroom, Washer/Dryer Hookup, Window Treatment All, Atrium, Handicap Provisions
Appliances	Cooktop, Dishwasher, Microwave, Refrigerator, Smoke Detector, Smooth Stovetop Rnge, Stove/Oven Electric
Cooling	A/C: Central Electric, Ceiling Fans
# of Stories	1

### Exterior

Exterior	Siding Brick All, Roof Shingle/Shake, Roof Solar Energy
Exterior Features	Fenced Privacy, Hot Tub, Patio Covered, Patio Enclosed, Pool - In-Ground, Porch Screened, Rain Gutter, Sprinkler System, Pool - Fiberglass
Lot Description	Cul-De-Sac
Roof	Roof Shingle/Shake, Roof Solar Energy

### School Information

Elementary	BREAKFAST POINT
Middle	BREAKFAST POINT
High	ARNOLD

### Additional Information

Zoning	Residential Single Family
HOA Fees	0.00

### Listing Details

Listing Office	EXP Realty LLC
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