

\$565,000 - 1107 N College Boulevard, Lynn Haven

MLS® #989636

\$565,000

4 Bedroom, 2.00 Bathroom, 2,477 sqft

Detached Single Family on 0.48 Acres

MILL BAYOU PH 1, Lynn Haven, FL

New Price Change and incentives...In Bay County, a highly desirable home in Lynn Haven area - Spacious, stylish, and packed with amenities nestled just outside city limits but in the desirable Mill Bayou subdivision, this stunning executive residence sits on a beautifully manicured oversized lot. Designed for comfort and convenience, the property boasts a host of premium features:

Outdoor Perks: Enjoy privacy fencing, extra concrete parking, a sparkling in-ground pool, a separate fenced play area and a welcoming circular driveway.

Interior Elegance: Step into a grand open-concept layout with soaring 10-foot ceilings. The foyer leads into a spacious living room featuring a wall-mounted electric fireplace set against a stylish feature wall.

Entertainer's Dream: The living area opens to a covered porch and expansive pool deck for unforgettable family gatherings. A formal dining room complements the sleek, modern kitchen equipped with stainless steel appliances, a hooded induction range with granite countertops. You will love entertaining with the indoor island hibachi! **Luxurious**

Master Suite: The master bedroom offers serene pool views and connects to a spa-like bathroom with dual granite vanities, lighted mirror, a garden tub, separate shower, and private toilet. A massive walk-in closet completes the retreat. **Smart Layout:** The split



floor plan includes three additional bedrooms and a full bathroom on the north wing, with two closets conveniently located in the hallway. Stylish Touches: Custom window blinds allow precise light control, while luxury vinyl plank flooring flows throughout the home. A monitored alarm system adds peace of mind. Outdoor Functionality: The backyard is fully enclosed with privacy fencing, and security fencing separates the pool, parking area, and lawn. An outdoor shower on the patio offers a refreshing start before a swim. Neighborhood Advantages: Located near shopping, churches, state and county public parks, public boat ramps and recreational opportunities. Approximately 12 miles to Tyndall Air Force Base and six miles to the sandy white beaches of Panama City Beach. Efficient Utilities: The home is powered by electricity, with gas servicing the furnace and water heater for optimum efficiency. Built to Last: With its brick exterior, vinyl trim, and hip roof, this low-maintenance home promises years of comfort, safety, and style. It is nestled in Flood zone X, no flood insurance required.

SELLER CONCESSIONS: THE SELLER IS OFFERING \$1000 TO BUYER AT CLOSING TOWARDS CLOSING OR PREPAIDS COSTS.

Built in 1997

Essential Information

MLS® #	989636
Sold Price	\$565,000
List Price	\$579,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,477

Acres	0.48
Year Built	1997
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Contemporary
Status	Sold

Community Information

Address	1107 N College Boulevard
Area	27 - Bay County
Subdivision	MILL BAYOU PH 1
City	Lynn Haven
County	Bay
State	FL
Zip Code	32444

Amenities

Utilities	Electric, Gas - Natural, Public Sewer, Public Water, Underground
Parking	Garage Door Opener, Oversized, Garage
# of Garages	2

Interior

Interior Features	Vaulted Ceiling(s), Fireplace, Recessed Lighting, Split Bedroom, Woodwork Painted
Appliances	Cooktop, Dishwasher, Disposal, Microwave, Range Hood, Gas Water Heater
Heating	Natural Gas, Gas - Natural
Cooling	Central Air
# of Stories	1

Exterior

Exterior Features	Columns, Private Yard, Pool - Vinyl Liner, Sprinkler System
Lot Description	Covenants, Curb & Gutter, Level, Restrictions
Windows	Double Pane Windows, Window Treatments
Roof	Shingle
Construction	Brick, Trim Vinyl
Foundation	Slab

School Information

Elementary	Deer Point
Middle	Merritt Brown
High	Mosley

Additional Information

Days on Website	336
Zoning	Resid Single Family

Listing Details

Listing Office	True Coastal Realty PLLC
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