

\$475,000 - 117 Nautical Way, Panama City Beach

MLS® #994322

\$475,000

3 Bedroom, 2.00 Bathroom, 1,750 sqft

Detached Single Family

Summer BreezePhase II, Panama City Beach, FL

'CURRENTLY UNDER CONTRACT, SELLER WILL CONSIDER BACKUP OFFERS' Just steps from the sugar-white sand and tucked away on a quiet cul-de-sac, this 3-bedroom, 2-bath beach oasis truly has the best of both worlds. Located in the heart of Summer Breeze, one of West Panama City Beach's most loved neighborhoods, this home on Nautical Way offers laid-back coastal living with everyday convenience. You're just a short walk or golf-cart ride to the beach, Pier Park, and local favorites like McGuire's Irish Pub and Topgolf--close to it all, yet perfectly tucked away.

With approximately 1,750 square feet, the home is designed for easy living and effortless entertaining. Out back, a fully renovated in-ground screened pool and large fenced yard create your own private retreat perfect for relaxing after a beach day or hosting friends and family. Inside, you'll

find new LVT flooring, fresh exterior paint (2023), and brand new stainless-steel appliances that give the space a clean, updated feel. Dual kitchen pantries and generous storage make everyday life simple, while the spacious laundry room conveniently connects the garage to the pool deck because beach living should be practical, too.

One of my favorite features of this home is its flexible layout. Originally designed with a private mother-in-law suite, this area includes



two guest bedrooms, a full bath, private entrance, screened porch, and side yard. The former kitchenette has been removed, giving future owners endless options use it as a guest retreat, bunk room, media space, home office, extra storage, or easily convert it back into a true suite. The primary bedroom offers two walk-in closets and an en-suite bath with a stall shower, creating a peaceful place to unwind.

Additional highlights include a two-car garage, natural gas hookups for grilling and appliances, and a large screened pool enclosure for year-round enjoyment. Big-ticket updates have already been handled, offering peace of mind with an 18 SEER HVAC system (2016), new roof (2017), and new hot water heater, pool pump, and wood railing upgrades. Whether you're looking for a full-time home, a beachside escape, or a flexible space that can grow with you, 117 Nautical Way offers coastal living that simply feels right.

Built in 1997

Essential Information

MLS® #	994322
Sold Price	\$475,000
List Price	\$490,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,750
Year Built	1997
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Florida Cottage
Status	Sold

Community Information

Address	117 Nautical Way
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Area	27 - Bay County
Subdivision	Summer BreezePhase II
City	Panama City Beach
County	Bay
State	FL
Zip Code	32413

Amenities

Utilities	Electric, Gas - Natural, Phone, Public Sewer, Public Water
Has Pool	Yes
Pool	In Ground

Interior

Interior Features	Vaulted Ceiling(s), Fireplace, Pantry, Pull Down Stairs
Appliances	Dishwasher, Microwave, Refrigerator
Heating	Central, Gas - Natural
Cooling	Central Air
# of Stories	1

Exterior

Exterior Features	Private Yard
Lot Description	Cul-De-Sac, Sidewalk, Within 1/2 Mile to Water
Windows	Window Treatments
Roof	Shingle
Construction	Stucco

School Information

Elementary	West Bay
Middle	Surfside
High	Arnold

Additional Information

Days on Website	223
Zoning	Resid Single Family

Listing Details

Listing Office	Legacy Premier Agency LLC
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