

\$187,500 - 1209 W Water Oak, Panama City Beach

MLS® #979971

\$187,500

Bedroom, Bathroom,
Unimproved Land on 0.47 Acres

WILD HERON PHASE II, Panama City Beach,
FL

Build your dream home on this spacious 0.47-acre corner lot in the exclusive gated community of Wild Heron, a 734-acre coastal sanctuary nestled along the scenic shores of Lake Powell. This prime homesite backs up to a conservation area and borders two quiet streets, offering enhanced privacy and expanded architectural possibilities. Just a short walk or bike ride to the community's world-class amenities, the lot is ideally located for enjoying the best of Florida's Emerald Coast lifestyle. Wild Heron is a thoughtfully planned neighborhood known for its architecturally distinctive Coastal Craftsman homes and serene natural setting. Residents enjoy an array of amenities, including a lakefront swimming pool, a state-of-the-art fitness center, and a charming lakeside boardwalk. The community also features a lakeside marina and boathouse stocked with kayaks and canoes, offering easy access to boating and water activities. A network of walking trails and nature paths connects these amenities, perfect for morning strolls or sunset walks. The oak-filled family park hosts seasonal community events, and a scenic fire pit provides a cozy gathering space. For golf enthusiasts, Wild Heron is home to the acclaimed Greg Norman-designed Shark's Tooth Golf Course and hydro court tennis facilities, available through membership. Located on the peaceful west end of Panama City Beach, Wild Heron offers both privacy and



convenience just minutes from Pier Park, Scenic 30A, Rosemary Beach, and the sugar-white sands of the Beaches of South Walton. Northwest Florida Beaches International Airport is only a 25-minute drive away, making travel effortless. Don't miss this rare opportunity to build your custom home in one of the area's most sought-after, amenity-rich communities with access to nature, recreation, and luxury coastal living.

Essential Information

MLS® #	979971
Sold Price	\$187,500
List Price	\$198,000
Acres	0.47
Type	Unimproved Land
Sub-Type	Unimproved Land
Status	Sold

Community Information

Address	1209 W Water Oak
Area	27 - Bay County
Subdivision	WILD HERON PHASE II
City	Panama City Beach
County	Bay
State	FL
Zip Code	32413

Amenities

Amenities	BBQ Pit/Grill, Dock, Exercise Room, Gated Community, Golf, Marina, Picnic Area, Playground, Pool, Tennis, Pets Allowed, Pickle Ball
Utilities	Community Sewer, Community Water, Electric, Gas - Natural, Underground

Exterior

Lot Description	Corner Lot, Covenants, Cul-De-Sac, Irregular Lot, Restrictions, Within 1/2 Mile to Water, Wooded
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School Information

Elementary	Breakfast Point
Middle	Surfside
High	Arnold

Additional Information

Days on Website	439
Zoning	Resid Single Family
HOA Fees	750
HOA Fees Freq.	Quarterly

Listing Details

Listing Office	Scenic Sotheby's International Realty
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