

\$532,500 - 1413 Salamander Trail #1413, Panama City Beach

MLS® #916535

\$532,500

3 Bedroom, 2.00 Bathroom, 2,040 sqft
Condominium on 0.00 Acres

WILD HERON, Panama City Beach, FL

Welcome to single-level living on the 9th hole in Wild Heron offering one-of-a-kind amenities including access to Lake Power, the award-winning Sharks Tooth Golf Course, lakeside pool, nature trails, and more all nestled within this quiet gated community. Unit 1413 is conveniently located on the ground floor with a paver stone entry and driveway, 2-car garage, and an oversized screened-in porch with 8' nano doors to maximize the views of the golf course and offer ample natural light. The unit is selling fully furnished with new beds and mattresses, new carpet in the bedrooms, and a new HVAC system installed in late 2022. The open floor plan is paired with 9' ceilings and 8' doors and the kitchen features stainless steel appliances, granite countertops, breakfast bar READ MOREIsland, glass tiled backsplash and large pantry. Just off the kitchen is a dining area that can easily be converted to a secondary living space, library, or office! The Master Suite is spacious with a large bay window offering views of the golf course and large walk-in 'His & Hers' closets. The Master Bath features tile floors, granite countertops, double vanities, jetted garden tub, and separate walk-in shower. The 2 additional guest rooms share a large guest bath with an oversized tub and shower.

This 2040 SF, 3 bedroom, 2 bath condo is located in Clubside II of Wild Heron. Clubside II is a low-density, 12-unit association



comprised of 3 buildings with 4 units in each. Wild Heron is a 750-acre Coastal Sanctuary incorporating the coastal lifestyle with top-notch amenities including the Greg Norman designed Sharks Tooth Golf Club, multiple pools, fitness center, kayaks, access to the Gulf, professional croquet courts, Har-Tru-Hydrocourt tennis courts, boardwalks, and 24/7 security. Golf, tennis & Beach Club Memberships available through St. Joe. Information contained within this listing such as square footage is deemed to be accurate but is not guaranteed. Buyer to verify.

Built in 2010

Essential Information

MLS® #	916535
Sold Price	\$532,500
List Price	\$560,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,040
Acres	0.00
Year Built	2010
Type	Condominium
Sub-Type	Condominium
Style	N/A
Status	Sold

Community Information

Address	1413 Salamander Trail #1413
Area	27 - Bay County
Subdivision	WILD HERON
City	Panama City Beach
County	Bay
State	FL
Zip Code	32413

Amenities

Amenities	BBQ Pit/Grill, Community Room, Deed Access, Dock, Exercise Room, Fishing, Gated Community, Golf, Minimum Rental Prd, Pavillion/Gazebo, Pets Allowed, Picnic Area, Pool, No Short Term Rental, Tennis, Waterfront
Utilities	Electric, Public Sewer, TV Cable
Parking Spaces	2
Parking	Garage, Garage Attached
# of Garages	2
Has Pool	Yes
Pool	Community

Interior

Interior Features	Ceiling Raised, Floor Hardwood, Furnished - All, Kitchen Island, Lighting Recessed, Pantry, Washer/Dryer Hookup, Window Bay, Window Treatment All
Appliances	Auto Garage Door Opn, Cooktop, Dishwasher, Disposal, Dryer, Freezer, Microwave, Refrigerator, Refrigerator W/IceMk, Smoke Detector, Stove/Oven Electric, Washer
Heating	Heat Cntrl Electric
Cooling	AC - Central Elect, Ceiling Fans

Exterior

Exterior	Roof Tile/Slate, Stucco
Exterior Features	Porch, Porch Screened
Windows	Double Pane Windows
Roof	Roof Tile/Slate

School Information

Elementary	Breakfast Point
Middle	Surfside
High	Arnold

Additional Information

Days on Website	454
HOA Fees	2600.00
HOA Fees Freq.	Quarterly

Listing Details

Listing Office	Rosemary Beach Realty LLC
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