

\$275,000 - 1506 Dune Lake Trail, Panama City Beach

MLS® #982677

\$275,000

Bedroom, Bathroom,
Unimproved Land on 0.48 Acres

WILD HERON, Panama City Beach, FL

Build your dream home on this premium 0.48-acre 'A' lot, perfectly positioned along the 18th fairway of the renowned Shark's Tooth Golf Course, within the exclusive gated community of Wild Heron. This exceptional homesite offers more than just peaceful golf course views it presents a rare opportunity to design a custom residence with an approved variance that allows for an expanded building footprint. This added flexibility not only maximizes your living space but also enhances the potential for breathtaking, unobstructed views of the fairway. Imagine calling the pro shop to have your clubs loaded on a cart, strolling just a few hundred feet to the clubhouse, then finishing your round by dropping your clubs off at home after the 18th hole and capping the day with a visit to the "19th hole". If golf had a "ski-in, ski-out" equivalent, this would be it!

Nestled on the shores of Lake Powell near Inlet Beach and Panama City Beach, this serene homesite also offers no build-out time and convenient access to the Shark's Tooth clubhouse via a short walk or golf cart ride. Perfect for a primary residence, second home, or investment property, this lot conveys with a boundary, topographical, and tree survey. Wild Heron is a non-rental coastal sanctuary offering exceptional amenities, including a heated pool and hot tub, fitness center, playground, fire pit, and 24 miles of pet-friendly walking and biking trails. Residents also enjoy access to Lake Powell and the white-sand



beaches of the Gulf of Mexico. The boathouse is fully stocked with kayaks and paddleboards for easy access to the lake and Camp Helen State Park. Exciting community developments include a new marina with boat slips and a future golf course connecting to WaterSound Origins, further enhancing property value. Wild Heron also hosts regular events such as live music, food trucks, movie nights, and farmers markets. Optional memberships are available for the Shark's Tooth Golf Course, WaterSound Beach Club, and tennis center.

Essential Information

MLS® #	982677
Sold Price	\$275,000
List Price	\$295,000
Acres	0.48
Type	Unimproved Land
Sub-Type	Unimproved Land
Status	Sold

Community Information

Address	1506 Dune Lake Trail
Area	27 - Bay County
Subdivision	WILD HERON
City	Panama City Beach
County	Bay
State	FL
Zip Code	32413

Amenities

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

Exterior

Lot Description	Covenants, Cul-De-Sac, On Golf Course, Sidewalk, Survey Available,
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Within 1/2 Mile to Water, Wooded

School Information

Elementary	West Bay
Middle	Surfside
High	Arnold

Additional Information

Days on Website	401
Zoning	Resid Single Family
HOA Fees	750
HOA Fees Freq.	Quarterly

Listing Details

Listing Office	Scenic Sotheby's International Realty
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