

\$850,000 - 1509 Trout Lane, Panama City Beach

MLS® #1000115

\$850,000

3 Bedroom, 2.00 Bathroom, 1,630 sqft

Detached Single Family on 0.22 Acres

Bay Point Unit 1, Panama City Beach, FL

Welcome to Bay Point--one of Panama City Beach's most sought-after gated communities--where waterfront living and a true coastal lifestyle come together effortlessly. This beautifully maintained 3-bedroom, 2-bath home sits on an oversized lot with approximately 70 feet of canal frontage, perfectly positioned at the meeting of two canals, offering peaceful water views and easy access to the bay. From the moment you arrive, you'll notice the lush tropical landscaping and inviting curb appeal, along with a brick paver driveway that includes additional side parking--ideal for guests, a golf cart, or all of your water toys. Inside, the home opens to vaulted ceilings and a light-filled, open-concept layout designed for both everyday living and entertaining. The living area features a cozy wood burning fireplace, built-in entertainment center, and wet bar that flows seamlessly into the dining space--all overlooking the water. The kitchen is spacious and functional, offering ample cabinetry, generous counter space, a pantry, breakfast area, and a center island that makes gathering easy. The primary suite is privately situated and offers a peaceful retreat with a large custom walk-in closet and a dedicated office space with water views. The ensuite bath features dual vanities, a soaking tub, and a walk-in shower. One of the standout features of this home is the seamless indoor-outdoor living. The sunroom, accessible from both the living room and primary suite, opens to a



spacious deck overlooking the canal--perfect for relaxing or entertaining. From there, step down to your private dock and seawall, with plenty of room for a larger boat and direct access to the bay and Shell Island. Living in Bay Point means enjoying 24/7 gated security, golf-cart-friendly streets, a Jack Nicklaus-designed golf course, full-service marina, and an on-site restaurant--all just minutes from St. Andrews State Park, the beach, and some of the area's best dining and shopping. This is what coastal waterfront living is all about--easy, inviting, and made to be enjoyed.

Built in 1983

Essential Information

MLS® #	1000115
Sold Price	\$850,000
List Price	\$899,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,630
Acres	0.22
Year Built	1983
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Contemporary
Status	Sold

Community Information

Address	1509 Trout Lane
Area	27 - Bay County
Subdivision	Bay Point Unit 1
City	Panama City Beach
County	Bay
State	FL
Zip Code	32408

Amenities

Utilities	Electric, Gas - Natural, Public Sewer, Public Water, Underground
# of Garages	2
View	Canal
Is Waterfront	Yes
Waterfront	Canal Access

Interior

Interior Features	Bookcases, Crown Molding, Vaulted Ceiling(s), Fireplace, Kitchen Island, Recessed Lighting, Wet Bar
Appliances	Cooktop, Dishwasher, Disposal, Dryer, Microwave, Washer, Electric Water Heater
Heating	Central, Gas - Natural
Cooling	Central Air, Ceiling Fan(s)
# of Stories	1

Exterior

Exterior Features	Private Yard, Sprinkler System
Lot Description	Cleared, Covenants, Interior Lot, Restrictions, Survey Available
Windows	Double Pane Windows, Skylight(s)
Roof	Composite Shngl
Construction	Stucco, Trim Wood

School Information

Elementary	Patronis
Middle	Surfside
High	Arnold

Additional Information

Days on Website	191
Zoning	Resid Single Family

Listing Details

Listing Office	Counts Real Estate Group Inc
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