

\$760,000 - 169 Lake Merial Boulevard, Southport

MLS® #984393

\$760,000

4 Bedroom, 2.00 Bathroom, 3,008 sqft

Detached Single Family on 0.97 Acres

Lake Merial, Southport, FL

Welcome to 169 Lake Merial Blvd., a rare lakefront estate set on nearly an acre, privately positioned at the edge of the prestigious, gated Lake Merial community. With just one neighboring home and unmatched privacy, this residence offers more than 3,000 sq ft of elegant living space overlooking the sparkling, spring-fed waters of Lake Merial.

Inside, you'll find timeless hardwood flooring, double tray ceilings, and a French-door entry into a handsome office with custom built-ins. The flowing layout connects a formal dining space, open living area, and a spacious kitchen with oak cabinetry, granite counters, and a custom brick-accented sitting area finished in crisp white. A newly finished heated and cooled Florida room, with its tongue-and-groove vaulted ceiling and panoramic windows, delivers uninterrupted lake views year-round.

On the main level, the home includes three bedrooms and two bathrooms, while the upstairs bonus room provides the flexibility to be a fourth bedroom, playroom, or creative retreat. The private primary suite feels like a retreat of its own with its own sitting area, featuring sweeping water views, a spa-inspired ensuite with soaking tub, double vanity, and walk-in shower, and a custom closet designed for organization and elegance.

Outdoor living reaches new heights with a



brand-new 11x22 saltwater pool and sun ledge, firepit gathering area, and a paver stone walkway that leads to your private waterfront. Additional updates include fresh interior and exterior paint, redesigned black metal fencing for unobstructed views, a new 12-zone irrigation system with sod, a new well pump, updated bathrooms, and an HVAC system that is only a few years old.

Lake Merial offers 300 acres of spring-fed water for kayaking, paddleboarding, and fishing, along with community trails, green spaces, and holiday gatherings.

Set on nearly an acre with unmatched privacy, this estate delivers the perfect balance of luxury, nature, and lifestyle. From festive holiday events to food-truck nights and golf-cart cruising, Lake Merial offers a lifestyle as vibrant as it is relaxing. Schedule your private showing today and experience why this is one of the most coveted waterfront addresses in Bay County.

Built in 2013

Essential Information

MLS® #	984393
Sold Price	\$760,000
List Price	\$825,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	3,008
Acres	0.97
Year Built	2013
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Traditional
Status	Sold

Community Information

Address	169 Lake Merial Boulevard
Area	27 - Bay County
Subdivision	Lake Merial
City	Southport
County	Bay
State	FL
Zip Code	32409

Amenities

Utilities	Electric, Private Well, Public Sewer, Public Water, Underground
Parking	Oversized, Garage
# of Garages	2
View	Lake
Is Waterfront	Yes
Waterfront	Lake Front
Has Pool	Yes
Pool	In Ground

Interior

Interior Features	Breakfast Bar, Tray Ceiling(s), Vaulted Ceiling(s), Recessed Lighting, Newly Painted, Pantry, Washer/Dryer Hookup
Appliances	Cooktop, Dishwasher, Disposal, Microwave, Refrigerator, Electric Water Heater
Heating	Central
Cooling	Central Air, Ceiling Fan(s)
# of Stories	2

Exterior

Exterior Features	Private Yard, Sprinkler System
Lot Description	Cleared, Sidewalk, Within 1/2 Mile to Water, Wooded
Windows	Plantation Shutters, Window Treatments
Roof	Shingle
Construction	Brick

School Information

Elementary	Deane Bozeman
Middle	Deane Bozeman
High	Deane Bozeman

Additional Information

Days on Website	378
Zoning	Resid Single Family
HOA Fees	353
HOA Fees Freq.	Quarterly

Listing Details

Listing Office	ERA Neubauer Commercial
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