

\$239,532 - 1701 Lost Cove Lane, Panama City Beach

MLS® #962352

\$239,532

Bedroom, Bathroom,
Unimproved Land on 0.95 Acres

Wild Heron, Panama City Beach, FL

This lot is priced for a lot HALF its size; almost an acre is truly a great opportunity in WILD HERON. Imagine building the home of your dreams with a quiet coastal life style and your only nearby neighbors are golfers and an abundance of wildlife. Where amazing community amenities and the incredible Lake Powell provide endless enjoyment, and you can be in awe of our famous sunsets out on our large boat dock or pull up a chair along the boardwalk. This is Wild Heron; the most unique and beautiful coastal sanctuary on the Florida panhandle. You have found HOME!

This 0.95-acre lot provides amazing privacy as it borders conservation areas and the 11th hole of the acclaimed Sharkstooth golf course; no home can be built right next door to you. If you wish, this property comes with a preliminary floor plan from acclaimed architect Michael Hunnicutt, providing a 3500 sq. ft., 4-bedroom layout and you can modify it to be larger (see documents.) Much of your due diligence is DONE! Plus, we can arrange a free consultation with an approved builder to discuss your home options and the process to build. The possibilities are endless and the long border with the conservation area makes for fantastic options for a large pool and backyard oasis.

Wild Heron is truly a coastal sanctuary. Amenities include 24/7 manned and gated security, a large, heated community pool, hot



tub, large gym, boathouse, fire pit, and dock on Lake Powell - the second largest brackish lake in the world. Wild Heron is a very social neighborhood with summer concerts, holiday parties, weekly food trucks, yoga, pilates, dance exercise and many other activities. Watersound Club is available to join and includes not only the acclaimed Greg Norman designed Sharkstooth golf club, but access to Camp Creek golf course, the brand new Davis Love III "Third" golf course located directly behind Wild Heron, the Watersound Beach Club, and Camp Creek resort and gym. You are only minutes from Beach Access 87 which is right down Kelly St. Lake Powell is amazing with fishing, boating, kayaking and paddleboarding being frequent activities - or just enjoy the view. 30A and Pier Park are just minutes away making this an ideal location of both peaceful living and convenient shopping and dining.

Essential Information

MLS® #	962352
Sold Price	\$239,532
List Price	\$268,900
Acres	0.95
Type	Unimproved Land
Sub-Type	Unimproved Land
Status	Sold

Community Information

Address	1701 Lost Cove Lane
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, No Rental, Short Term Rental - Not Allowed, Pavillion/Gazebo, Playground, Pool, Waterfront, Whirlpool, Pets Allowed
Utilities	Electric, Gas - Natural, Lift Station, Phone, Public Sewer, Public Water, TV Cable, Underground

Exterior

Lot Description	Aerials/Topo Availbl, Covenants, Dead End, On Golf Course, Irregular Lot, Restrictions, Survey Available, Within 1/2 Mile to Water, Wooded
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School Information

Elementary	West Bay
Middle	Surfside
High	Arnold

Additional Information

Days on Website	679
Zoning	Resid Single Family
HOA Fees	750
HOA Fees Freq.	Quarterly

Listing Details

Listing Office	Counts Real Estate Group Inc
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