

\$1,250,000 - 22207 Fox Glenn Trace, Panama City Beach

MLS® #984533

\$1,250,000

4 Bedroom, 4.00 Bathroom, 3,035 sqft

Detached Single Family on 0.56 Acres

WILD HERON PHASE I, Panama City Beach,
FL

Pristine Custom Home with Fully Approved
Expansion Plans.

This pristine custom home in Wild Heron combines timeless elegance with quality craftsmanship and thoughtful design. Perfectly situated near the community's front entrance with easy access to 30A, the half-acre-plus lot backs to lush green space for exceptional privacy. As an added bonus, fully approved plans for a pool, additional bedroom, bathroom, and outdoor living space convey with the home, giving you the opportunity to create the ultimate coastal retreat tailored to your lifestyle.

Designed with accessibility in mind, this single-level home includes an oversized three-car garage with a direct ramp entry. Inside, the chef's kitchen features quartz countertops, new backsplash and lighting, and professional-grade stainless appliances, including a KitchenAid six-burner gas stove with griddle, double ovens, a new trash compactor, wine refrigerator, and Culligan water filter system. Custom cabinetry and pullout drawers in the dual islands provide easy wheelchair access, while the walk-in butler's pantry offers additional storage and convenient outlets for small appliances.

Wood-look tile flooring and plantation shutters flow throughout the home, enhanced by coffered ceilings, wainscot walls, and antique



back-lit Indonesian doors. The sitting area centers around a Medusa stone wood burning fireplace, and large accordion sliding glass doors open to the screened porch, perfect for entertaining or relaxing outdoors.

The split floor plan offers four spacious bedrooms and three updated bathrooms, plus an office/den with built-in bookcases and glass doors. A fully updated powder bath and surround sound system are additional upgrades.

Outdoors, Zoysia grass and landscape lighting create an elegant setting, with plenty of room for the approved pool and expansion. The garage is fully finished with epoxy floors with air-conditioned workspace and walk-in closet, and an electric lift accessing a 16' x 32' storage area above, are newly added upgrades.

Wild Heron's gated community lakefront amenities include heated pool, hot tub, playground, fitness center, fire pit, and marina with kayaks and paddleboards storage in the boathouse for easy access on Lake Powell to the beautiful white sandy beach. Membership provides access to Shark's Tooth golf, tennis, Watersound Beach Club, and three additional golf courses. Family-friendly events feature live music, farmers' markets, food trucks, and kids' movie nights.

Just minutes from Rosemary and Alys Beach, shopping, dining, and the Gulf's white-sand beaches, this home offers the perfect combination of luxury, privacy, accessibility, and resort-style living.

Ask for a full list of updates and upgrades recently done to this home. Note: 251sf of the 3035h/c sf is the extra closet and workroom in the garage. Seller to verify all data and dimensions if important.

Built in 2016

Essential Information

MLS® #	984533
Sold Price	\$1,250,000
List Price	\$1,294,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,035
Acres	0.56
Year Built	2016
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Craftsman
Status	Sold

Community Information

Address	22207 Fox Glenn Trace
Area	27 - Bay County
Subdivision	WILD HERON PHASE I
City	Panama City Beach
County	Bay
State	FL
Zip Code	32413

Amenities

Amenities	BBQ Pit/Grill, Community Room, Dock, Exercise Room, Fishing, Gated Community, Golf, Handicap Provisions, No Rental, Short Term Rental - Not Allowed, Pavillion/Gazebo, Picnic Area, Playground, Pool, TV Cable, Tennis, Waterfront, Whirlpool, Pets Allowed
Utilities	Electric, Gas - Natural, Phone, Public Sewer, Public Water, TV Cable, Underground
Parking	Golf Cart Garage, Oversized, See Remarks
# of Garages	3

Interior

Interior Features	Breakfast Bar, Bookcases, Crown Molding, Vaulted Ceiling(s), Tray Ceiling(s), Fireplace, Handicap Provisions, Kitchen Island, Recessed
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	Lighting, Newly Painted, Owner's Closet, Pantry, Pull Down Stairs, Shelving, Split Bedroom, Walls Paneled, Walls Wainscoting, Wet Bar, Woodwork Painted
Appliances	Dishwasher, Disposal, Microwave, Double Oven, Range Hood, Refrigerator, Trash Compactor, Gas Water Heater
Heating	Central, Gas - Natural
Cooling	Central Air, Ceiling Fan(s)
# of Stories	1

Exterior

Exterior Features	Sprinkler System
Lot Description	Covenants, Dead End, Restrictions, See Remarks, Sidewalk, Within 1/2 Mile to Water
Windows	Double Pane Windows, Plantation Shutters, Window Treatments
Roof	Composite Shngl, Shake
Construction	Shake Siding, Stone, Trim Wood, Siding CmntFbrHrdBrd

School Information

Elementary	West Bay
Middle	Surfside
High	Arnold

Additional Information

Days on Website	375
Zoning	Resid Single Family
HOA Fees	750
HOA Fees Freq.	Quarterly

Listing Details

Listing Office	Scenic Sotheby's International Realty
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