

\$617,500 - 227 Basin Bayou, Panama City Beach

MLS® #1004413

\$617,500

3 Bedroom, 2.00 Bathroom, 1,983 sqft

Detached Single Family on 0.18 Acres

Breakfast Point, Panama City Beach, FL

UNDER CONTRACT WITH
CONTINGENCIES; SELLER ACCEPTING
BACKUP OFFERS.

Rare find located in highly-desirable Breakfast Point. This 3 bedroom / 2 bathroom home with a bonus/room office (that can be converted to a 4th bedroom) has a rare 3-car garage with a custom garage storage system with custom cabinets, slat wall and overhead storage. The 3rd garage bay can be used for anything from an extra vehicle to a golf cart. The Sand Dune floor plan is one of the most popular Samuel Taylor floor plans and this home backs up to a conservation area for maximum privacy. The centerpiece and showcase of this property is the new pool with hot tub and elevated retaining wall that was recently installed. The pool has water features like your favorite theme park and your kids will love their play time in their own private pool. This home has over \$175,000 in upgrades which include the new pool with upgraded features, brand new carpet in bedrooms, brand new extended paver patio, granite countertops, gas stove and oven, brand new custom closets, new built-ins in living room and office - new laundry room and mudroom cabinetry - new walk-in pantry (all specially designed and installed by the area's best custom closet company), and upgraded frameless glass shower door in the master bathroom. Additional updates from the seller: Fenced Backyard, upgraded Irrigation System, newly installed gutters, and Kevlar hurricane shutters. Some features of the Sand



Dune plan that are not available in other homes include: oversized kitchen island and tray ceilings in the living room and primary suite. Excellent opportunity to be in the hottest community on the Beach. WALK TO SCHOOL! Top rated Breakfast Point Academy next to the entrance of this lovely master planned community. Groceries, dining and shopping all within a golf cart drive and only 5+/- miles from Pier Park. Samuel Taylor homes are truly one of the best constructed homes in Bay County. The homes are constructed with 2x6 exterior studs vs other builders using 2x4 studs. Not only is it a stronger home, but there is R-19 insulation in the walls instead of R-13 insulation. R-38 insulation in the ceilings vs R-30 like most builders provides for extremely efficient energy usage and very low electric bills. The upgraded appliance package includes all stainless steel appliances. and there are brushed nickel faucets, security system, 8 ft. doors throughout, granite counters in kitchen and baths, raised vanities with under mounted porcelain sinks, oversized tiles, upgraded carpet with 8 lb. padding and much more. The craftsman style trim package adds to the character and uniqueness of the home.

Built in 2018

Essential Information

MLS® #	1004413
Sold Price	\$617,500
List Price	\$639,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,983
Acres	0.18
Year Built	2018

Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Craftsman
Status	Sold

Community Information

Address	227 Basin Bayou
Area	27 - Bay County
Subdivision	Breakfast Point
City	Panama City Beach
County	Bay
State	FL
Zip Code	32407

Amenities

Utilities	Electric, Gas - Natural, Public Sewer, Public Water, Underground
Parking	Golf Cart Garage, Guest, Oversized, Garage, See Remarks

Interior

Interior Features	Bookcases, Tray Ceiling(s), Kitchen Island, Recessed Lighting, Pantry, Split Bedroom
Appliances	Dishwasher, Disposal, Microwave, Range Hood, Refrigerator, 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	Covenants, Sidewalk, Storm Sewer, Survey Available
Windows	Window Treatments
Roof	Composite Shngl
Construction	Roof Pitched, Trim Wood, Siding CmntFbrHrdBrd

School Information

Elementary	Breakfast Point
Middle	Breakfast Point
High	Arnold

Additional Information

Days on Website 104
Zoning Resid Single Family

Listing Details

Listing Office Keller Williams Realty SRB

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