

\$1,325,000 - 2806 Canal Drive, Panama City

MLS® #1003151

\$1,325,000

3 Bedroom, 5.00 Bathroom, 4,350 sqft

Detached Single Family on 0.58 Acres

KINGS POINT, Panama City, FL

Nestled in the heart of Kings Point, one of Panama City's most storied and sought-after neighborhoods with NO HOA, this is an incredible WATERFRONT property where deep-water access, luxury amenities, and authentic community come together to make home. No HOA. This home is over 5,000 SF heated and cooled living space and has been designed for families who want everything within reach and ideal for those who want to truly live the lifestyle that waterfront living affords.

Step out your door, onto your private dock and oversized pool. Deep-water access paired with a 10,000 lb. boat lift with walk boards in a 34'x14' slip means your vessel is ready the moment you are, and with just 6 nautical miles to the Gulf of America with no idle speed zones, a saltwater escape is never more than a short cruise away. This dock is designed and prepped to add a boat house cover so when the time comes, you're ready to make it happen. When staying home is on the agenda, the pool draws you in: designed with lap lanes for the swimmer who takes their mornings seriously and transforms effortlessly into the ultimate backyard centerpiece. It's equally suited for quiet Sunday floats and back yard gatherings with neighbors you're going to love!

A charming brick exterior, a covered porch the length of the home and mature landscaping is



what you're greeted with when you pull into your two-car garage. Inside, every space has been sized generously and designed with intention. Oversized bedrooms and walk-in closets offers a home feel like a true retreat. The primary suite is anchored on the main level by two closets that rival entire rooms. A gracious sitting room off the foyer sets the tone from the moment you arrive. The dedicated home office, complete with its own fireplace and built-in with custom millwork, is the kind of space that makes working remotely feel like a privilege. And upstairs there's a flex room that would be equally suited as a private fitness studio, playroom, or creative haven, adapting naturally as your life evolves. Above the garage, an additional fully outfitted 720 SF (not included in overall SF) theater room doubles beautifully as an independent mother-in-law suite. A full bath is also accessible from this area giving your guests the space they deserve or perfect for nights in a game room. Mahjong or poker anyone?

The kitchen and living area are spacious and include exceptional views of the large pool, a paved patio, mature landscaping and the waters leading into the Bay. The kitchen brings additional seating with an eat-in area and offers professional-grade appliances, a full-size wine cooler, double ovens-great for entertaining, cooktop with stainless range hood, ice maker, prep sink, and oversized walk-in pantry. The living area is anchored with a fireplace and flanked by two sets of French doors leading to the patio, pool and dock. The formal dining room is just off the kitchen and presented beautifully with a gorgeous chandelier and wallcovering. A convenient powder room for guests is located off the foyer in the center of the home. Upstairs, you'll find the flex room as well as two guest bedrooms with en-suite baths and multiple walk-in closets for each bedroom. This kind of space and

room to spread out is rare in a home this size!

Kings Point is the kind of community where people plant roots and stay. Walkable streets, mature canopy trees, and neighbors who wave...it's a pace of life that feels increasingly rare and genuinely worth savoring. The location is as practical as it is enviable: Publix and everyday conveniences are just minutes away. Coastal dining favorites in St. Andrews are just minutes away and the waterfront restaurants along St. Andrews Bay become part of your regular rhythm. Top-rated schools serve the area, and everything you love about coastal Florida living is right outside your door. Twenty minutes to the beach. Six nautical miles to the Gulf. A lifetime of living is found at 2806 Canal Drive.

Built in 1991

Essential Information

MLS® #	1003151
Sold Price	\$1,325,000
List Price	\$1,450,000
Bedrooms	3
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	4,350
Acres	0.58
Year Built	1991
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Traditional
Status	Sold

Community Information

Address	2806 Canal Drive
Area	27 - Bay County

Subdivision	KINGS POINT
City	Panama City
County	Bay
State	FL
Zip Code	32405

Amenities

Utilities	Electric, Private Well, Septic Tank
Parking	Boat, Oversized, Garage
# of Garages	2
View	Bayou, Canal
Is Waterfront	Yes
Waterfront	Canal Access, Seawall
Has Pool	Yes
Pool	In Ground

Interior

Interior Features	Breakfast Bar, Bookcases, Crown Molding, Vaulted Ceiling(s), Fireplace, Kitchen Island, Recessed Lighting, Pantry
Appliances	Cooktop, Dishwasher, Double Oven, Range Hood, Refrigerator, Electric Water Heater
Heating	Central
Cooling	Central Air, Ceiling Fan(s)
# of Stories	2

Exterior

Exterior Features	Boat Slip, Columns, Dock, Private Yard, Sprinkler System, Rain Gutters
Lot Description	Within 1/2 Mile to Water
Windows	Plantation Shutters, Window Treatments
Roof	Shingle
Construction	Brick

School Information

Elementary	Northside
Middle	Jinks
High	Bay

Additional Information

Days on Website	121
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Zoning

Resid Single Family

Listing Details

Listing Office

Corcoran Reverie SRB

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