

\$1,610,000 - 317 Le Grand Drive, Panama City Beach

MLS® #1007857

\$1,610,000

5 Bedroom, 5.00 Bathroom, 2,572 sqft

Detached Single Family on 0.13 Acres

RIVIERA BEACH, Panama City Beach, FL

317 Le Grand Drive was built on a simple idea: a beach house shouldn't have to choose between effortless and exceptional.

Five bedrooms, four and a half baths plus a half bath off the pool, 2,572 square feet, sleeping up to 12 - this is a brand-new build designed around the way people actually want to spend a week at the beach. Mornings start on one of two covered balconies with Gulf views, close enough to the water to hear it roll in while the coffee's still hot, and the beach itself is a golf cart ride away, about a minute down the road, in a neighborhood built for exactly that pace. The rest of the day plays out around a heated saltwater pool and spa with a tanning ledge and custom seating, a summer kitchen and grill, and a patio wired for outdoor sound. A one-car garage plus five additional parking spaces means the whole group arrives - cars, golf cart, and all - without anyone circling the block.

Inside, the details do the talking. White oak floors run through the upstairs living spaces, the kitchen centers on a ten-foot quartzite island anchored by Fisher & Paykel professional-grade appliances, and the primary suite is finished in marble from floor to shower. An outdoor shower off the pool deck keeps sandy feet from ever making it past the door. Designer lighting and quality furnishings carry that same level of care into every room, and the home is sold fully furnished, right down to the tools in the garage - an owner or a



guest can walk in and start enjoying it immediately, whether that's the first night of ownership or the first night of a rental booking.

What sets this house apart, though, is what a typical buyer never thinks to ask about until it's missing. The building envelope is fully sealed - hurricane-rated impact windows and doors, sealed sheathing and drainage layers built to shrug off salt air and storms, and a permanent termite pretreatment poured directly into the slab. Every interior wall carries sound-dampening insulation, so the house is as quiet inside as it is solid outside. For anyone who pays attention to what they're breathing, there's a dedicated fresh-air system pulling filtered outside air through the home around the clock, paired with a whole-house dehumidifier that keeps humidity and moisture in check year-round. That same forward-thinking carries into the everyday conveniences - whole-home WiFi and wired Cat6 connectivity, 24/7 security cameras with no subscription required, and power already run to the garage for an EV charger. This is a house built by someone thinking about year twenty, not just the open house.

Location is where this address really sets itself apart. Pier Park is fifteen minutes away, with its shopping, waterfront dining, Topgolf, and a Pirates Voyage dinner show that becomes the story of the trip. Ten minutes the other way down 30A leads to Rosemary Beach and its neighboring villages, known for boutiques, restaurants, and coastal design. Two of the Gulf Coast's best days out, both close enough to fit into an ordinary week here rather than a special occasion.

That combination - genuine walk-to-golf-cart beach access, a house engineered for air quality and built to outlast decades of coastal weather, and a location that pulls equally from

Panama City Beach's biggest attractions and 30A's polish - is what elevates this property from a beach house into an asset built to perform for as long as you own it. 317 Le Grand Drive is the kind of new construction that gets better the longer you look at it, built to be lived in, rented, and enjoyed for decades to come. Schedule your private showing and see firsthand why this address sets the standard every other listing on this coast will be measured against.

Built in 2026

Essential Information

MLS® #	1007857
Sold Price	\$1,610,000
List Price	\$1,695,000
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,572
Acres	0.13
Year Built	2026
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Sold

Community Information

Address	317 Le Grand Drive
Area	27 - Bay County
Subdivision	RIVIERA BEACH
City	Panama City Beach
County	Bay
State	FL
Zip Code	32413

Amenities

Utilities	Electric, Gas - Natural, Public Sewer, Public Water, TV Cable, Tap Fee Paid, Underground
Parking	Garage Door Opener
# of Garages	1
View	Gulf
Has Pool	Yes
Pool	Heated, In Ground

Interior

Interior Features	Breakfast Bar, Kitchen Island, Recessed Lighting, Pull Down Stairs, Washer/Dryer Hookup, Woodwork Painted
Appliances	Dishwasher, Dryer, Freezer, Microwave, Double Oven, Range Hood, Washer, Gas Water Heater, Tankless Water Heater
Heating	Central, Heat High Efficiency, Gas - Natural
Cooling	Central Air, Ceiling Fan(s)
# of Stories	2

Exterior

Exterior Features	Outdoor Grill, Balcony, Columns, Private Yard, Hot Tub, Outdoor Shower, Sprinkler System, Outdoor Kitchen, Rain Gutters
Lot Description	Within 1/2 Mile to Water
Windows	Storm Window(s), Window Treatments
Roof	Metal
Construction	Roof Pitched, Stucco, Siding CmntFbrHrdBrd

School Information

Elementary	West Bay
Middle	Surfside
High	Arnold

Additional Information

Days on Website	59
Zoning	Resid Single Family

Listing Details

Listing Office	Premier Agent Network Inc
----------------	---------------------------

DISCLAIMER: Information Deemed Reliable but not guaranteed. The information being provided is for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. All listings are provided courtesy of the Emerald Coast Association of Realtors, Copyright 2026, All rights reserved.

Listing information last updated on September 13th, 2026 at 2:52am CDT