

\$731,295 - 361 Eagle Drive, Panama City Beach

MLS® #974879

\$731,295

3 Bedroom, 4.00 Bathroom, 3,432 sqft

Detached Single Family on 0.54 Acres

Colony Subd Phase 1, Panama City Beach, FL

Welcome to 361 Eagle Drive in beautiful Panama City Beach, Florida. Located in the desirable tucked away Golf Course community of 'COLONY Subdivision' mere blocks from the Gulf coast and just minutes from your choice of white sand public beaches, Pier Park, R, Seltzer, & Frank Brown public parks, St. Andrews State Park, public boat ramps, Duplin Winery, golf, dining, shopping, Gayle's Trail and the newly opened Top Golf and Pirates Voyage Dinner Theater (Much of this accessible by golf cart, scooter, bicycle, or even on foot). A very quiet and well-kept neighborhood with no vacation rentals allowed and NO HOA!

With its original charm and extensive modernizations totaling over \$100K, this exceptional custom stucco residence offers a blend of open central space and secluded spa-like atmosphere thoughtfully designed to accommodate a variety of lifestyles. It rests on a beautiful property fronting the 14th hole of Legacy Championship Golf Course, positioned for amazing westerly sunset views across 4 open fairways with two ponds. A sprawling one level home with oversized two-car plus attached garage, that has ample storage and off-street parking for your boat, RV and guests. For your convenience, the home includes a separate and private well with new pump assy, new pool equipment, several new windows, added HVAC UV lighting system for improved air quality/ efficiency, and is now



generator ready with new external hook-ups for both electrical panels in case of outage. Additionally, this home was originally designed with ADA accommodations throughout, including indoor garage entrance ramp, wide halls and doorways & bath services not afforded in many homes.

Inside, the open-concept layout creates a seamless flow between the living, dining, and kitchen areas, all freshly finished with attention to detail. The spacious, modern kitchen area features a beautiful bay garden window, new lighting, granite countertops, a nicely appointed center island/breakfast bar, and stainless-steel appliances including wall mount oven and above cooktop venting microwave. The ceilings are 9'+ with skylights in the kitchen and the central living space is vaulted with a multitude of windows including high foyer glass and sliding glass doors for the perfect amount of added sunlight. Boasting 3 huge brms (2 primary ensuites & one adjoining bathroom), 3.5 fully remodeled total bathrooms, a spacious eat-in kitchen, laundry/mud room, and 4 additional multi-functional spaces currently used as Pilates studio, Billiards rm, a wet bar/reading rm and private office.

The backyard is people & pet friendly, fenced, large and spacious with a covered patio and beautiful gunite swimming pool that has access from three separate home locations and is perfect for relaxing, entertaining, or simply enjoying the Florida sunshine. Best of all may be the westerly golf course and sunset rear facing views that end every day in awe.

This is a rare opportunity to enjoy an unparalleled golf and coastal lifestyle in a truly picturesque setting. Call today for your private tour and see for yourself the many details that make up its delightful charm! All information is

deemed reliable, but all measurements and square footage should be verified if important.

Built in 1990

Essential Information

MLS® #	974879
Sold Price	\$731,295
List Price	\$749,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,432
Acres	0.54
Year Built	1990
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Ranch
Status	Sold

Community Information

Address	361 Eagle Drive
Area	27 - Bay County
Subdivision	Colony Subd Phase 1
City	Panama City Beach
County	Bay
State	FL
Zip Code	32407

Amenities

Amenities	Golf
Utilities	Electric, Phone, Public Sewer, Public Water, TV Cable, Underground
Parking	Garage Door Opener, Oversized, Garage
# of Garages	3
Has Pool	Yes
Pool	In Ground

Interior

Interior Features	Crown Molding, Vaulted Ceiling(s), Fireplace, Kitchen Island, Recessed Lighting, Pantry, Split Bedroom, Washer/Dryer Hookup
Appliances	Cooktop, Dishwasher, Dryer, Washer, Electric Water Heater
Heating	Central
Cooling	Central Air, Ceiling Fan(s)
# of Stories	1

Exterior

Exterior Features	Private Yard, Lawn Pump, Pool - Gunite Concr
Lot Description	On Golf Course, Interior Lot, Level, Survey Available
Windows	Skylight(s), Window Treatments, Window Bay
Roof	Shingle
Construction	Frame
Foundation	Slab

School Information

Elementary	Hutchinson Beach
Middle	Surfside
High	Arnold

Additional Information

Days on Website	509
Zoning	Resid Single Family

Listing Details

Listing Office	Gulf Real Estate
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