

\$4,570,000 - 4204 Northshore Islands Road, Panama City

MLS® #982499

\$4,570,000

4 Bedroom, 6.00 Bathroom, 5,364 sqft
Detached Single Family on 0.55 Acres

Northshore Islands, Panama City, FL

This is a WATERFRONT home that transcends expectations and delivers privacy over prestige—exuding quiet, effortless luxury. Tucked away on a private island of 381' of shoreline in Panama City, Florida, this 2025 newly constructed residence is more than just a home...it's a legacy. A rare blend of architectural brilliance, natural beauty, and elevated craftsmanship, this estate redefines coastal living. Designed by Wes Seaborn, built by McIntosh-Myers Construction, and curated by Lori Faison Interiors, every element was intentionally crafted to support a lifestyle of beauty, comfort, and refinement.

The design is rooted in organic minimalism, elegant in simplicity, yet rich in warmth and texture. A 12' impact-rated mahogany door opens to a soft palette of Venetian plaster, shellstone, and white oak select throughout. Light dances across barreled plaster hallways with fused-in lighting beneath. It's a quiet symphony of detail. Subtle, yet unforgettable. The vaulted living room is clad in white oak select with a fluted plaster fireplace and Nano doors that open to a sprawling covered lanai. The adjoining dining room, wet bar, and open kitchen invite gatherings, centered around paneled SubZero and Miele appliances, concrete countertops with fused-in sinks, and custom EF San Juan cabinetry. A remarkable scullery and discreet storage keep the space



functional yet clean, perfect or entertaining or daily life.

Spanning 5,364 SF of heated/cooled space and 8,543 SF under roof, the main residence exudes a highly desirable floorplan. All bedrooms enjoy breathtaking panoramic water views. Offering seamless Gulf access just 10 nautical miles away, without idle zones slowing you down and pure Bay views. At 14' elevation and built of poured solid concrete, this home is as resilient as it is beautiful.

The private primary suite is its own tranquil escape, accessed through a barreled, Venetian plaster backlit hallway. Inside, you'll find motorized drapes, a beverage fridge, and a steam shower and soaking tub that will take you straight to the spa. Step through to your private lanai and fireplace for pure relaxation.

With four spacious bedrooms, four full en suite baths, and two half baths, there's space for hosting without compromising privacy. A dedicated home office wrapped in oak and plaster, oversized laundry with dual washers/dryers, and a thoughtful mudroom with custom lockers make daily routines effortless. Step outside to the covered lanai and unwind by the outdoor fireplace or summer kitchen. The negative-edge pool is a work of art fused with design. Custom tile-lined, stone-surrounded, and built with a chiller/heater, trough-style drains, and no skimmer for a clean, seamless finish.

But the performance is just as impressive as the design. Featuring a 4-car garage and built atop a two-way slab, the structure features poured CMU block, a concrete roof, copper gutters, Andersen impact-rated windows/doors, and a reinforced safe room with poured concrete and rebar. A 500-gallon buried propane tank powers key systems,

supported by three HVAC units, three tankless water heaters with circulating pump, a generator-ready transfer switch, and a deep irrigation well.

Every detail reflects a level of quality rarely seen, fused-in window and baseboard trim, concealed backlit air returns, modern custom Boyd lighting, solid concrete countertops, and custom 8' solid doors. The Lutron lighting system offers full customization for every mood and moment. For future expansion or guests, the detached carriage house provides 830 SF of space already roughed in with plumbing and electrical, ideal for a guest loft, art studio, or wellness retreat.

This is more than a residence. This home is a legacy. It's a peaceful sanctuary where design meets intention, where the only thing more breathtaking than the architecture is the view. If you've been searching for a home that's as extraordinary as the life you want to live, you've just found it.

Built in 2025

Essential Information

MLS® #	982499
Sold Price	\$4,570,000
List Price	\$4,900,000
Bedrooms	4
Bathrooms	6.00
Full Baths	4
Half Baths	2
Square Footage	5,364
Acres	0.55
Year Built	2025
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Contemporary

Status	Sold
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Community Information

Address	4204 Northshore Islands Road
Area	27 - Bay County
Subdivision	Northshore Islands
City	Panama City
County	Bay
State	FL
Zip Code	32405

Amenities

Utilities	Electric, Gas - Propane, Private Well, Public Sewer, Public Water, Underground
Parking	Garage Detached, Garage
# of Garages	4
View	Bay
Is Waterfront	Yes
Waterfront	Bay, Seawall
Has Pool	Yes
Pool	Heated, In Ground

Interior

Interior Features	Beamed Ceilings, Vaulted Ceiling(s), Fireplace, Fireplace 2+, In-Law Floorplan, Kitchen Island, Recessed Lighting, Pantry, Split Bedroom, Washer/Dryer Hookup, Wet Bar
Appliances	Dishwasher, Disposal, Dryer, Microwave, Double Oven, Range Hood, Refrigerator, Washer, Gas Water Heater, Tankless Water Heater
Heating	Central
Cooling	Central Air, Ceiling Fan(s)
Fireplace	Yes
Fireplaces	EPA Qualified Fireplace, Fireplace Gas
# of Stories	2

Exterior

Exterior Features	Outdoor Grill, Columns, Pool - Gunite Concrtr, Outdoor Shower, Sprinkler System, Outdoor Kitchen, Rain Gutters
Lot Description	Covenants, Cul-De-Sac, Restrictions, Survey Available, Within 1/2 Mile to Water
Windows	Double Pane Windows, Storm Window(s), Window Treatments

Roof	Concrete
Construction	Block, Concrete, Stucco
Foundation	Slab

School Information

Elementary	Northside
Middle	Mowat
High	Mosley

Additional Information

Days on Website	404
Zoning	Resid Single Family

Listing Details

Listing Office	Corcoran Reverie SRB
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