$750,000 - 8835 Coral Reef Way, Panama City Beach

MLS® #977339

$750,000
3 Bedroom, 3.00 Bathroom, 2,394 sqft
Detached Single Family on 0.16 Acres

Latitude Margaritaville, Panama City Beach, FL

YOUR COASTAL PARADISE awaits with a stunning view of the intracoastal waterway, pond and nature preserve on this one-of-a-kind premium lot. Enjoy your covered lanai with private a pool within a fully enclosed screen system. Discover your perfect retreat and relish your private oasis with a dedicated large green space area directly behind the property just before the golf cart bridge over Tiller Creek. Your lanai provides the picture-perfect setting where you can enjoy a sunshiny day or take in the thunderstorms during summer afternoons or simply enjoy the dazzling sunsets. This gorgeous Cabana floorplan provides a 3-bedroom, 2.5-bath home that also features a spacious den with interior double doors ideal for a home office or hobby space, and a formal dining room (currently used as a re The house has been significantly upgraded, including premium Sherwin Williams satin paint (alabaster color) for the entire interior, and Mohawk laminate Rustic Virtue Ashlar flooring throughout (no carpeting). The great room has LED recessed lighting, a brass floor electrical outlet receptable, and a high and low TV jack dual media outlet. The significantly upgraded kitchen boasts a double wall oven with an electric cooktop and microwave, a large pantry, upgraded cabinets including crown molding, pullout pots and pans drawers, along with base cabinet pullout shelves. There is under cabinet lighting with a dimmer switch,

and dove tail cushion close doors and drawers. The granite countertops are Luna Pearl, with 3''x6'' tile backsplash with full height installation, along with a single-bowl undermount stainless steel sink, and best of all a built-in wine cooler.
Upgrades in the master bath include a corner shower ledge, upgraded cabinets with a Luna Pearl granite countertop, 15''x15'' tile flooring, 12''x12'' shower wall tile extending to the ceiling, and a seamless shower brushed nickel enclosure. Bath 2 upgrades include tub and 12''x12'' tile walls, upgraded cabinets with Luna Pearl granite countertop, 15''x15'' tile flooring.
The generous 2-car garage includes an insulation package involving the ceiling and walls, providing plenty of storage for your beach essentials and including attic storage with pull-down stairs, a Wi-Fi capable garage door opener, and a dedicated 20-amp outlet for charging a golf cart.
The spectacular pool package includes a 9400-gallon saltwater system pool, spa, heat pump, paver deck and screened enclosure. Please be aware that the community pool now requires advance reservations for your guests Friday thru Sunday.
Don't miss this rare opportunity to own one of the finest homes in the community! Latitude Margaritaville features astonishing recreation, dining and entertainment opportunities for daily fun and fitness including an amenity center with a resort-style pool, social gathering areas, tiki huts and the poolside Bar & Chill restaurant. The outdoor athletic facilities include tennis and pickleball courts, along with an indoor lap pool and amazing fitness center. The Town Square overlooks the Intracoastal Waterway adjacent to the planned public marina which will include both dry storage and wet slips with convenient access to West Bay, Choctawhatchee Bay, and the Gulf of Margaritaville where every day feels like a

vacation. Don't miss out on this amazing opportunity to embrace coastal living at its finest!

Built in 2023

Essential Information

MLS® #	977339
Sold Price	$750,000
List Price	$799,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,394
Acres	0.16
Year Built	2023
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Caribbean
Status	Sold

Community Information

Address	8835 Coral Reef Way
Area	27 - Bay County
Subdivision	Latitude Margaritaville
City	Panama City Beach
County	Bay
State	FL
Zip Code	32413

Amenities

Amenities	BBQ Pit/Grill, Community Room, Dock, Exercise Room, Fishing, Gated Community, Minimum Rental Prd, Picnic Area, Pool, Tennis, Waterfront, Pets Allowed, Pickle Ball
Utilities	Public Sewer, Public Water
Parking	Garage Door Opener
# of Garages	2
View	Intracoastal Waterwy

Has Pool	Yes
Pool	Heated, In Ground

Interior

Interior Features	Vaulted Ceiling(s)
Appliances	Cooktop, Dishwasher, Disposal, Microwave, Refrigerator
Heating	Natural Gas
Cooling	Central Air
# of Stories	1

Exterior

Exterior Features	Pool - Enclosed, Sprinkler System
Lot Description	Survey Available, Within 1/2 Mile to Water
Windows	Window Treatments
Roof	Composite Shngl
Construction	Siding CmntFbrHrdBrd
Foundation	Foundation On Piling

School Information

Elementary	West Bay
Middle	Surfside
High	Arnold

Additional Information

Days on Website	474
Zoning	Resid Single Family
HOA Fees	308
HOA Fees Freq.	Monthly

Listing Details

Listing Office	1 Percent Lists Florida Coast

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