

\$1,349,000 - 105 Circle Drive, Mexico Beach

MLS® #1004172

\$1,349,000

5 Bedroom, 3.00 Bathroom, 2,912 sqft

Detached Single Family on 0.15 Acres

NO RECORDED SUBDIVISION, Mexico Beach, FL

Single-family home built in 2022 on the desirable beachside of Hwy 98 in Mexico Beach. Less than 300 steps from the sugar-white sand and emerald waters of the Gulf, this fully furnished 5-bedroom, 3-bath coastal retreat offers comfort, flexibility, and strong rental appeal.

Thoughtfully designed for personal enjoyment or guest use, the home is stocked. Inside, you'll find 9-foot ceilings, crown molding, a bright coastal feel, Samsung appliances, and a Samsung washer & dryer that convey with acceptable offer. Energy Star-rated systems, a tankless hot water heater with instant recirculating pump, impact-rated windows and doors, elevated construction, and X Flood Zone location add efficiency and peace of mind.

Two levels of expansive decks offer Gulf views and over 1,500 square feet of outdoor living space. Below the home, generous covered space provides parking, storage, and room for beach gear, golf carts, boats, RVs, games, casual seating, and post-beach gatherings. An outdoor shower adds convenience after a beach day.

Located near boat slips and boat ramp, this home offers beach access, boating convenience, rental potential, and coastal comfort. Circle Dr. away from Hwy 98 road noise, behind marina for quieter beachside feel. No HOA fees, no shared walls, permitted short-term rentals, and the charm of laid-back



"Old Florida," ideal Full time residence, 2nd Home or Investment Opportunity. This Affinity home has many upgrades inside and out. It's a must see. Discover coastal living at 105 Circle Drive, an Affinity -Custom single-family home built in 2022, located on the desirable beachside of Hwy 98 in Mexico Beach. This beautifully designed coastal retreat offers 5 bedrooms, 4 bathrooms, and is positioned approximately 300 steps from the sugar-white sand and emerald waters of the Gulf. Designed for both personal enjoyment and strong guest appeal, the home is being offered fully furnished (down to linens and kitchenware) and thoughtfully stocked to host many guests, turn key, rental or hosting ready. The efficient floor plan provides comfortable gathering spaces, privacy for guests, and an easy, low-maintenance beach lifestyle. Inside, you'll find 9-foot ceilings, crown molding, and a bright coastal feel throughout. The kitchen features Samsung appliances, and the Samsung washer and dryer convey with the purchase, making this a truly turnkey opportunity. The home also features a generously sized laundry room, Energy Star-rated systems, and a tankless hot water heater with an instant recirculating pump for energy efficiency and near-instant hot water throughout the home. Two levels of expansive decks offer beautiful Gulf views and create the perfect setting for morning coffee, evening breezes, and relaxing after a day at the beach. Below the home, generous covered space provides parking, storage, and room for beach gear, golf carts, boats, RVs, and more. This lower-level outdoor area extends the fun beyond the walls of the home and is ideal for cornhole, ping pong, yard games, coolers, casual seating, and post-beach gatherings. The outdoor shower makes rinsing off after the Gulf easy and convenient.

Built to current Florida coastal construction

standards, the property features impact-rated windows and sliding glass doors, elevated construction, a durable coastal-grade roof, covered parking, outdoor shower, and convenient storage for beach and boating essentials. The home is located in the X Flood Zone and offers enhanced storm resilience.

Located just moments from the Mexico Beach boat slips and boat ramp, 105 Circle Drive offers the ideal combination of beach access, boating convenience, rental potential, and coastal comfort. The City of Mexico Beach owns and rents canal slips nearby by the day, week, month, or year. These 12-foot-wide slips accommodate many fishing boats, including boats with upper stations and towers.

This custom-finished, single-family residence offers the privacy and flexibility today's coastal buyers are looking for -- no shared walls, no attached neighboring homes, and no HOA fees. Circle Drive is one of the quieter streets in Mexico Beach, tucked away from Hwy 98 road noise and perfectly positioned behind the marina for peace, privacy, and a relaxed beachside feel with over 1500 square feet of deck.

Short-term rentals are permitted, yet the area maintains a quieter coastal atmosphere that appeals to full-time residents, second-home owners, and vacation buyers alike. Positioned on one of the few streets in Mexico Beach that is not a straight front-to-back roadway, the property also offers added ease for maneuvering boats, trailers, and golf carts.

Mexico Beach is loved for its sugar-white sand, emerald water, and laid-back "Old Florida" charm without the crowds, high-rises, or heavy traffic found in larger beach destinations. Families, second-home owners, and vacation renters are drawn here for the

slower pace, beautiful beaches, boating, fishing, and strong sense of community. Conveniently located, Mexico Beach also offers easy access to Port St. Joe and Panama City for dining, shopping, entertainment, and travel convenience.

Built in 2022

Essential Information

MLS® #	1004172
Price	\$1,349,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,912
Acres	0.15
Year Built	2022
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Active

Community Information

Address	105 Circle Drive
Area	27 - Bay County
Subdivision	NO RECORDED SUBDIVISION
City	Mexico Beach
County	Bay
State	FL
Zip Code	32456

Amenities

Utilities	Public Sewer, TV Cable
Parking	Boat, Attached Carport
View	Gulf/Pass
Water View	Gulf/Pass

Interior

Interior Features	Crown Molding, Recessed Lighting, Owner's Closet
Appliances	Cooktop, Dishwasher, Disposal, Dryer, Microwave, Range Hood, Washer
Heating	Central
Cooling	Central Air
# of Stories	2

Exterior

Exterior Features	Balcony, Sprinkler System
Windows	Window Treatments
Roof	Metal
Construction	Frame, Siding CmntFbrHrdBrd
Foundation	Foundation On Piling

School Information

Elementary	Tyndall
Middle	St. Joe
High	St. Joe

Additional Information

Zoning	Resid Multi-Family, Resid Single Family
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Listing Details

Listing Office	Corcoran Reverie SRB
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