

\$1,990,000 - 107 Circle Drive, Mexico Beach

MLS® #1003495

\$1,990,000

4 Bedroom, 3.00 Bathroom, 3,368 sqft

Detached Single Family on 0.15 Acres

NO RECORDED SUBDIVISION, Mexico Beach, FL

****POOL IN PROCESS!** Minutes from available BOAT SLIP. **** Custom-built single-family home on desirable Circle Drive in Mexico Beach with no shared walls and ****NO HOA fees****. Tucked behind the marina and away from Highway 98, this quiet location offers privacy, easy boat/trailer/golf cart access and a relaxed coastal feel.

Huge bedrooms can accommodate multiple beds, bunks or even two kings, and the primary suite includes a separate sleeper-sofa area (behind a nice custom fireplace wall) designed for sitting and additional sleeping space. Many High-end upgrades include custom hardwood kitchen/laundry cabinetry, custom closets, impact-rated windows and sliders, elevated coastal construction, durable coastal-grade roof, covered parking, golf cart garage/storage, outdoor shower, Energy Star systems and tankless hot water with recirculating pump.

Approx. ****430 SF heated/cooled flex space** is not included in listed square footage. It would be great for bonus room, play area, tackle room and more. Short-term rentals permitted. Mexico Beach-owned canal slips nearby are approx. 12' wide and can accommodate many fishing boats, including boats with towers/upper stations.

****AUGUST: Pool, fence, landscaping as**



designed currently in the works! And custom bunks may be included with acceptable offer.**

This custom-built 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. Located on desirable Circle Drive in Mexico Beach positioned on one of the few quiet streets, this home is conveniently located removed from Highway 98 and still tucked away from road noise. Perfectly situated behind the marina, it offers peace, privacy, and that relaxed beachside feeling -- a true slice of coastal heaven. While short-term rentals are permitted, the area maintains a quieter coastal atmosphere that appeals to full-time residents, second-home owners, and vacation buyers alike.

This home offers enhanced storm resilience, covered parking, and dedicated storage areas.

Built to current Florida coastal construction standards, the property also features impact-rated windows and sliding glass doors, elevated construction, a durable coastal-grade roof, covered parking with a garage door for golf cart storage, an outdoor shower, and convenient storage for beach and boating essentials.

Inside, the home features custom hardwood cabinetry in the kitchen and laundry room, along with upgraded closet systems throughout. Energy Star-rated systems and a tankless hot water heater with an instant recirculating hot water pump provide energy efficiency and near-instant hot water throughout the home. Positioned on one of the few streets in Mexico Beach that is not a straight front-to-back roadway, the property offers added ease for maneuvering boats, trailers, and golf carts.

For all boaters out there, the City of Mexico Beach owns and rents out the Canal slips

down the street. These slips are 12 feet wide, fitting almost all fishing boats, including boats with upper stations and towers. Call today! Mexico Beach is beloved 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. The vibe is less "tourist hotspot" and more "coastal escape," where mornings begin with beach walks, afternoons are spent boating or fishing, and sunsets become part of your daily routine.

Families, second-home owners, and vacation renters are drawn here for the slower pace, beautiful beaches, and strong sense of community.

Conveniently located, Mexico Beach also offers easy access to Port St. Joe, Panama City, for dining, shopping, entertainment, and travel convenience.

Square footage does not include the additional 430 sq. ft. heated and cooled entry mudroom/flex space. This versatile area could serve as a game room, kids' hangout, sectional lounge, home gym, or golf cart garage.

DISCLOSURE: Digital photography and staging have been used to showcase a pool, landscaping, and interiors. Pool design is also available, offering the opportunity to further elevate this exceptional coastal property.

Built in 2026

Essential Information

MLS® #	1003495
Price	\$1,990,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	3,368
Acres	0.15

Year Built	2026
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Active

Community Information

Address	107 Circle Drive
Area	27 - Bay County
Subdivision	NO RECORDED SUBDIVISION
City	Mexico Beach
County	Bay
State	FL
Zip Code	32456

Amenities

Utilities	Electric, Gas - Natural, Public Sewer, Public Water
Parking	Golf Cart Garage, Carport, Covered
# of Garages	1
View	Gulf
Water View	Gulf
Has Pool	Yes
Pool	In Ground

Interior

Interior Features	Crown Molding, Fireplace, Recessed Lighting, Newly Painted, Washer/Dryer Hookup, Woodwork Painted
Appliances	Dishwasher, Disposal, Microwave, Range Hood, Gas Water Heater, Tankless Water Heater
Heating	Heat Pump, Central, Heat High Efficiency, Gas - Natural
Cooling	Central Air
# of Stories	2

Exterior

Exterior Features	Balcony, Pool - Gunite Concrtr, Outdoor Shower, Sprinkler System
Lot Description	Within 1/2 Mile to Water
Windows	Window Treatments
Roof	Metal
Construction	Concrete, Foundation Stilts, Siding CmntFbrHrdBrd

Foundation	Foundation On Piling
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School Information

Elementary	Tyndall
Middle	St. Joe
High	St. Joe

Additional Information

Zoning	Resid Single Family
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Listing Details

Listing Office	Corcoran Reverie SRB
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