

\$2,450,000 - 167 Downing Street, Panama City Beach

MLS® #1009335

\$2,450,000

4 Bedroom, 5.00 Bathroom, 3,580 sqft

Detached Single Family on 0.34 Acres

GULF VISTA, Panama City Beach, FL

Discover an exceptional Panama City Beach coastal residence offering luxury, convenience, and the freedom of NO HOA living just minutes from the Gulf. Located less than half a mile from the beach, this custom-designed 4 bedroom, 4.5 bath and 2 bonus rooms, the home offers 3,580 square feet of beautifully crafted living space with a private residential elevator, two spacious living areas, a dedicated office, and an impressive collection of upgrades throughout. Designed for the coastal lifestyle, this home provides the perfect blend of indoor comfort and outdoor potential. The expansive backyard offers endless possibilities to create your own private oasis with room for a pool, spa, outdoor kitchen, fire pit, and additional entertaining spaces. Whether enjoying quiet evenings at home or hosting family and friends, this property offers the space and flexibility. Inside, the attention to detail is immediately evident with 12-foot ceilings on the main level, 10-foot ceilings upstairs, 8-foot solid wood doors, elegant crown molding, 9-inch baseboards, plantation shutters, custom built-ins, and beautiful wood-look tile flooring throughout the main living areas. The gourmet kitchen is designed for those who love to cook and entertain, featuring premium KitchenAid appliances including a commercial refrigerator, 48-inch gas double oven range and additional upgraded appliances. The open living areas feature custom built-ins, Bose surround sound, Marantz receiver, Sony entertainment system,



and an included 85-inch Samsung QLED Smart TV. The upgraded residential elevator features maple wood paneling, custom lighting, and a steel accordion interior door.

The primary suite offers a private retreat with a spa-like bathroom featuring a Kohler Stargaze 72x36 freestanding tub, Delta gold fixtures, upgraded tile selections, and designer finishes. Additional bathrooms include upgraded fixtures and Kohler comfort-height elongated toilets.

The outdoor space offers endless possibilities with an expansive backyard ready for a pool, spa, outdoor kitchen, and fire pit. Enjoy the low-maintenance Trex deck, outdoor sound system, TV connections, and gas/electric prewiring for future outdoor upgrades. The irrigation system is supported by a private well.

Built by Koehnemann Construction, this home features enhanced structural support, high-impact steel windows and doors, high-impact sliding glass doors, custom Clopay high-impact garage doors, steel roof-to-foundation tie-downs, and a waterproof roof membrane system.

Additional features include a 2025 Navien tankless gas water heater, generator prewiring, paver driveway and walkway, Emtek hardware, finished attic storage, under-stair storage, and custom cabinetry throughout.

This Panama City Beach home offers what buyers are looking for: No HOA, beach access less than half a mile away, luxury upgrades, exceptional construction, and room to create the ultimate coastal backyard retreat.

Built in 2021

Essential Information

MLS® #	1009335
Price	\$2,450,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,580
Acres	0.34
Year Built	2021
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Craftsman
Status	Active

Community Information

Address	167 Downing Street
Area	27 - Bay County
Subdivision	GULF VISTA
City	Panama City Beach
County	Bay
State	FL
Zip Code	32413

Amenities

Utilities	Electric, Gas - Natural, Private Well, Public Water, Septic Tank, TV Cable, Underground
Parking	Garage Door Opener
# of Garages	2
View	Gulf
Water View	Gulf

Interior

Interior Features	Breakfast Bar, Bookcases, Crown Molding, Vaulted Ceiling(s), Tray Ceiling(s), Kitchen Island, Recessed Lighting, Owner's Closet, Pantry, Pull Down Stairs, Shelving, Split Bedroom, Washer/Dryer Hookup, Elevator
Appliances	Dishwasher, Disposal, Dryer, Freezer, Microwave, Double Oven, Range Hood, Refrigerator, Washer, Tankless Water Heater
Heating	Central, Gas - Natural

Cooling	Central Air, Ceiling Fan(s)
Fireplace	Yes
Fireplaces	EPA Qualified Fireplace
# of Stories	2

Exterior

Exterior Features	Balcony, Private Yard, Outdoor Shower, Sprinkler System, Yard Building
Lot Description	Cleared, Level, Survey Available, Within 1/2 Mile to Water
Windows	Plantation Shutters, Window Treatments
Roof	Shingle
Construction	Siding CmntFbrHrdBrd
Foundation	Slab

School Information

Elementary	West Bay
Middle	Surfside
High	Arnold

Additional Information

Zoning	Resid Single Family
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Listing Details

Listing Office	Watersound Real Estate
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