

# \$420,000 - 171 Grafton Street, Southport

MLS® #995013

**\$420,000**

4 Bedroom, 3.00 Bathroom, 2,303 sqft

Detached Single Family on 0.28 Acres

Fanning Bayou, Southport, FL

WHY WAIT? THIS HOME IS READY FOR YOU! Looking for more space, a great backyard, and a community with amenities you'll actually enjoy? This 4-bedroom, 2.5-bath, 2,303 sq. ft. home in Fanning Bayou deserves a look! Inside, you'll find an open floor plan with vaulted ceilings, a spacious kitchen with granite countertops, a large island, updated appliances, and an oversized pantry. The primary suite features a beautiful ensuite and large walk-in closet, while three additional bedrooms provide plenty of flexibility. Step outside to a fully fenced backyard, extended covered porch, and peaceful pond views--perfect for morning coffee, entertaining, or relaxing after a long day. Enjoy neighborhood amenities including a 5,000 sq. ft. pool pavilion, grilling areas, and playground. Why wait? If you've been waiting for the right home, this could be it. Come see it, fall in love, and make it yours! views. Ideal for relaxation or entertaining. The primary suite offers vaulted ceilings and a luxurious en-suite bathroom with a soaking tub, glass-enclosed shower, and an expansive walk-in closet. Three additional generously sized bedrooms and a well-appointed laundry room complete the functional layout.

As a resident of this community, you will also have access to the 5,000 Sq Ft pool pavilion, grilling areas, as well as a playground.

I invite you to experience this exceptional



home for yourself.

Conveys with the property: AquaPro Water Systems reverse osmosis system, Reme Halo UV light air duct purifier, and outdoor shed.

Built in 2019

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | 995013                 |
| Price          | \$420,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,303                  |
| Acres          | 0.28                   |
| Year Built     | 2019                   |
| Type           | Detached Single Family |
| Sub-Type       | Detached Single Family |
| Style          | Craftsman              |
| Status         | Active                 |

**Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 171 Grafton Street |
| Area        | 27 - Bay County    |
| Subdivision | Fanning Bayou      |
| City        | Southport          |
| County      | Bay                |
| State       | FL                 |
| Zip Code    | 32409              |

**Amenities**

|              |                                                   |
|--------------|---------------------------------------------------|
| Utilities    | Electric, Public Sewer, Public Water, Underground |
| # of Garages | 2                                                 |

**Interior**

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Interior Features | Tray Ceiling(s), Kitchen Island, Recessed Lighting, Pantry     |
| Appliances        | Cooktop, Dishwasher, Disposal, Dryer, Microwave, Refrigerator, |

|              |                               |
|--------------|-------------------------------|
|              | Washer, Electric Water Heater |
| Heating      | Central                       |
| Cooling      | Central Air, Ceiling Fan(s)   |
| # of Stories | 1                             |

## Exterior

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Exterior Features | Columns, Rain Gutters                           |
| Lot Description   | Survey Available                                |
| Construction      | Frame, Brick, Wood Siding, Siding CmntFbrHrdBrd |

## School Information

|            |               |
|------------|---------------|
| Elementary | Southport     |
| Middle     | Deane Bozeman |
| High       | Deane Bozeman |

## Additional Information

|        |                     |
|--------|---------------------|
| Zoning | Resid Single Family |
|--------|---------------------|

## Listing Details

|                |                          |
|----------------|--------------------------|
| Listing Office | Beachy Beach Real Estate |
|----------------|--------------------------|

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