

\$799,000 - 191 Marlin Circle, Panama City Beach

MLS® #1010609

\$799,000

4 Bedroom, 5.00 Bathroom, 3,720 sqft

Detached Single Family on 0.25 Acres

BAY POINT UNIT 1, Panama City Beach, FL

Set within the coveted enclave of Bay Point, 191 Marlin Circle presents 4 bedrooms, 4 and a half baths, home office, 2-car garage,, a saltwater pool and 3,720 square feet of masterfully appointed living space. This residence was conceived in equal measure for gracious everyday living and effortless entertaining.

Bay Point itself is a lifestyle destination unto its own, a gated waterfront community threaded with golf cart paths and anchored by resort-caliber amenities. These include the full-service 18-hole Nicklaus Golf Course, the full-service Point South Marina, and the dining and entertainment of Bar 72, all located within the gates. Just moments from the water, the home enjoys all the ease of Bay Point's marina lifestyle without sacrificing privacy.

Step inside to a soaring foyer that opens into a dramatic living space crowned by 23-foot ceilings. Walls of impact-rated glass frame the natural light and set an unmistakably grand tone. Rich tile and warm wood finishes carry throughout, complemented by a full security system, impact windows in the living room, and in the rear and side doors. Hurricane fabric and shutters for all other windows provide uncompromising peace of mind. Above it all, a 24-gauge standing seam metal roof with waterproof underlayment and spray foam insulation ensures both resilience and efficiency for years to come, while a tankless



water heater adds a further layer of modern efficiency. At the heart of the home, a stunning kitchen awaits, outfitted with dual dishwashers, both a gas range and an electrical cooktop, microwave, dedicated ice maker, a wine refrigerator, instant hot water faucet, and a pot filler, purposefully-built for serious cooking and effortless hosting. A large, versatile walk-in closet off the kitchen currently serves as a laundry area but can easily revert to a spacious butler's pantry. The dining room connects the kitchen and living room, complete with cabinetry, a wine bottle holder, and a buffet-style countertop, ideal for both everyday meals and formal entertaining. A flexible first-floor bar offers even more room to gather and entertain with ease and can be easily converted back to a wet bar with plumbing in place.

The first-floor primary suite is a retreat unto itself, offering dual walk-in closets, double vanities, soaking tub, walk-in, separate steam shower, and your own wine refrigerator. A powder room is also conveniently situated for guest access. Across from the primary suite on the main level, you'll find a well-appointed wood-clad office with fireplace. Spacious enough to work at home or can be dually operational as an additional bedroom, if needed. Upstairs, you'll find three additional guest bedrooms, two with private en-suite bathrooms and a third served by a hallway bath, along with a very large dedicated laundry and utility room for added convenience. One of the guest bedrooms features a built-in projector screen and surround sound system, perfect for movie nights at home.

Outdoors, the property truly shines. A private saltwater pool, installed in 2024, features fountains and a sun shelf, anchoring a beautifully manicured backyard framed by a paver patio and outfitted with a sprinkler

system. An oversized paver driveway leads to the two-car garage, adding both curb appeal of the circular driveway and ample storage. It is a setting made for sun-soaked afternoons and evening gatherings alike, with a layout built to blur the line between indoors and out. This home was made for year-round entertaining.

Location, craftsmanship, and lifestyle converge at 191 Marlin Circle, a rare offering of a large and spacious home in one of Panama City Beach's most storied and sought-after communities. From its resort-style amenities to its meticulously appointed interior and outdoor living spaces, this home delivers a rare blend of comfort, elegance, and lasting quality.

The following items are included and convey with the home: all TVs, dining table and bench, pool loungers on sun shelf

Built in 1988

Essential Information

MLS® #	1010609
Price	\$799,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,720
Acres	0.25
Year Built	1988
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Contemporary
Status	Active

Community Information

Address	191 Marlin Circle
Area	27 - Bay County

Subdivision	BAY POINT UNIT 1
City	Panama City Beach
County	Bay
State	FL
Zip Code	32408

Amenities

Utilities	Electric, Gas - Natural, Public Sewer, Public Water, Underground
Parking	Oversized, Garage, Covered
# of Garages	2
Has Pool	Yes
Pool	In Ground

Interior

Interior Features	Crown Molding, Vaulted Ceiling(s), Tray Ceiling(s), Fireplace, Kitchen Island, Recessed Lighting, Pantry, Split Bedroom, Natural Woodwork
Appliances	Cooktop, Dishwasher, Microwave, Refrigerator, Gas Water Heater, Tankless Water Heater
Heating	Central, Gas - Natural
Cooling	Central Air, Ceiling Fan(s)
# of Stories	2

Exterior

Exterior Features	Private Yard, Hurricane Shutters, Pool - Gunite Concrct, Sprinkler System
Lot Description	Covenants, Restrictions, Within 1/2 Mile to Water
Windows	Storm Window(s), Tinted Windows, Window Treatments
Roof	Membrane, Metal
Construction	Stucco
Foundation	Slab

School Information

Elementary	Patronis
Middle	Surfside
High	Arnold

Additional Information

Zoning	Resid Single Family
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Listing Details

Listing Office	Corcoran Reverie SRB
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