

\$1,450,000 - 203 George C Wallace Boulevard, Panama City Beach

MLS® #1013472

\$1,450,000

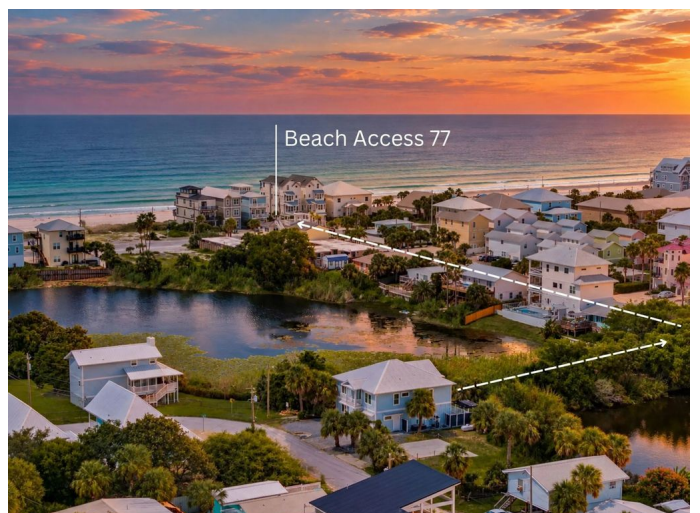
5 Bedroom, 4.00 Bathroom, 2,904 sqft
Detached Single Family on 0.07 Acres

LAGUNA BEACH 7TH ADDN, Panama City Beach, FL

With the lake stretching beyond the backyard and glimpses of the gulf from both levels, this custom-built 2024 home creates a coastal setting that feels connected to the water from nearly every angle. Designed with equal attention to entertaining, everyday comfort and investment potential, the five-bedroom, four-bath residence pairs generous indoor living spaces with a private heated pool, outdoor summer kitchen and public beach access just 1,100 feet away.

Inside, the open main living area brings the kitchen, dining and gathering spaces together with an easy flow to the outdoor areas. The designer kitchen features custom cabinetry, stainless steel appliances, and a dedicated wine bar, creating a polished centerpiece for entertaining. Custom tile work and carefully selected finishes continue throughout the home, while a seven-zone Sonos audio system extends from the interiors to the pool and outdoor living spaces. The first floor offers valuable flexibility for guests with a bedroom, full bath, and a custom bunk room well suited for larger groups.

Upstairs, the primary suite opens directly to a spacious balcony overlooking the lake with views toward the gulf. A second king bedroom also enjoys balcony access and water views,



while additional guest accommodations provide privacy with ensuite or conveniently located baths. A spacious second living area, complete with a queen sleeper and 75-in. television, gives owners and guests another place to gather or unwind. Outside, the heated in-ground pool anchors a private retreat designed for use well beyond the summer months. The summer kitchen makes outdoor dining and entertaining effortless, while built-in Sonos speakers and an outdoor television carry the home's entertainment features poolside. The lakefront setting adds an open-water backdrop, yet the gulf is still close at hand with public beach access less than a quarter mile away. The surrounding area is also golf-cart friendly, adding another convenient way to reach the beach and nearby destinations.

Offered fully furnished, the home is positioned for immediate enjoyment as a primary residence, second home or vacation rental. Current rental projections are approximately \$110,000, adding an income component to an already compelling coastal property. An estimated first-year bonus depreciation of approximately \$296,380 may provide an additional consideration for qualifying investment buyers, subject to individual tax circumstances and professional tax guidance.

With lake frontage, gulf views, a private pool and extensive indoor-outdoor entertainment features, this furnished home offers a distinctly versatile approach to coastal ownership.

Built in 2024

Essential Information

MLS® #	1013472
Price	\$1,450,000
Bedrooms	5

Bathrooms	4.00
Full Baths	4
Square Footage	2,904
Acres	0.07
Year Built	2024
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Active

Community Information

Address	203 George C Wallace Boulevard
Area	27 - Bay County
Subdivision	LAGUNA BEACH 7TH ADDN
City	Panama City Beach
County	Bay
State	FL
Zip Code	32413

Amenities

Utilities	Electric, Public Sewer, Public Water
Parking	Converted Garage
View	Gulf/Pass, Lake
Is Waterfront	Yes
Waterfront	Lake Front
Water View	Gulf/Pass, Lake
Has Pool	Yes
Pool	Heated, In Ground

Interior

Interior Features	Breakfast Bar, Kitchen Island, Recessed Lighting
Appliances	Dishwasher, Freezer, Microwave, Range Hood, Refrigerator, Electric Water Heater
Heating	Central
Cooling	Central Air
# of Stories	2

Exterior

Exterior Features	Outdoor Grill, Balcony, Private Yard, Outdoor Shower, Outdoor Kitchen
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Lot Description	Corner Lot, Within 1/2 Mile to Water
Windows	Double Pane Windows
Roof	Metal
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	Scenic Sotheby's International Realty
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