

# \$15,900,000 - 274 Beachside Drive, Panama City Beach

MLS® #1012960

**\$15,900,000**

7 Bedroom, 10.00 Bathroom, 6,851 sqft

Detached Single Family on 0.34 Acres

CARILLON BEACH, Panama City Beach, FL

Extraordinary Gulf-Front Living on the Emerald Coast.

Imagine stepping from your private dune walkover onto a magnificent Gulf-front estate, perched high above the shoreline on a 20+ foot high dune, where sweeping views, exceptional craftsmanship, and effortless coastal living converge.

Set within the exclusive gated community of Carillon Beach, this extraordinary 6,831-square-foot solid-concrete estate offers a rare combination of privacy, scale, luxury, and versatility. From its elevated position, the property captures spectacular panoramic views of the Gulf of Mexico and Lake Powell—one of Florida's celebrated coastal dune lakes.

Designed for both grand entertaining and relaxed everyday living, the estate encompasses a magnificent main residence and a beautifully appointed separate guest house. This beachfront property offers remarkable flexibility for a primary residence, luxury second home, multi-generational retreat, or investment property. The two homes may also be rented together or independently.

The combination of main house and guest house features 7 bedroom/bath ensembles and 3 half baths, offering an exemplary private living experience. There is a 3-car garage plus



additional on-site parking providing space for up to 7 vehicles.

Throughout the home, custom details and premium finishes create an elevated residential experience, including custom Italian closets by Lizzoni, designer window treatments, and top of the line appliances and custom finishes. At the center of the home is an impressive living and entertaining space designed to make a statement. A dramatic stone fireplace anchors the room, while an 85-inch television, glass-enclosed wine wall for 20+ bottles, and expansive bar area creates an exceptional setting for entertaining family and friends.

The dining area takes full advantage of the spectacular Gulf views and flows seamlessly into a chef's kitchen outfitted for serious culinary use. Highlights include a 60-inch Sub-Zero refrigerator/freezer, 48-inch Wolf gas range, and 30-inch double oven. A generous walk-in butler's pantry adds another full-size refrigerator and freezer, along with abundant storage and workspace.

#### A Private Home Theater

For unforgettable movie nights and entertaining, the residence includes an exceptionally spacious private media room featuring an 11-foot wall-to-ceiling screen, quartz-topped bar, and under-counter refrigerator.

The media room can also be secured and separated from rental areas, adding another layer of flexibility for owners who choose to use the property as a luxury vacation home.

#### Separate Guest House

Overlooking the resort-style pool, the separate guest house offers privacy and independence while remaining seamlessly connected to the

main estate.

Expansive 8-foot-high windows frame beautiful views of both the Gulf and Lake Powell. The guest house features a full kitchen with island bar, two private bedroom/baths ensembles, a powder room and laundry room - ideal for visiting family, extended guests, a private retreat, or additional rental income.

#### Resort-Style Outdoor Living

Outside, the property becomes its own private coastal retreat.

A large private saltwater pool is surrounded by custom travertine decking and mature palms, creating a relaxed resort atmosphere just steps from the Gulf. Sunning, relaxing, and dining areas on the deck complete the perfect outdoor setting. The Multiple covered porches provide inviting spaces for morning coffee, sunset cocktails, al fresco dining, or simply enjoying the extraordinary coastal setting.

And when it's time to experience the beach, a direct dune walkover provides easy access to the Gulf shoreline.

#### Advanced Technology, Security & Infrastructure

Behind the beauty of the estate is an extensive suite of technology and infrastructure designed to provide effortless ownership, comfort, and security.

A professionally integrated smart-home system controls lighting, security, Wi-Fi, entertainment, and audio throughout the property, with convenient mobile-app access for owners who travel or live elsewhere.

Indoor and outdoor audio allows music and television to be enjoyed throughout the property, while property-wide Wi-Fi extends all

the way to the beach.

Security features include seven perimeter cameras and a video doorbell, with 24/7 recording covering exterior entrances, the beach side, street side, pool area, driveway, and garage.

A whole-property water filtration and softening system with carbon filtration serves both the home and pool. Dehumidifiers with dedicated drain lines are installed on every floor of both residences.

Additional conveniences include two private owners' storage closets within the main house, an elevator, and thoughtfully designed infrastructure throughout both homes.

#### The Carillon Beach Lifestyle

Located within the highly desirable private community of Carillon Beach, this estate places you in one of the Emerald Coast's most distinctive coastal settings--where Gulf-front living, natural beauty, privacy, and community amenities come together.

Just outside the gates, everyday conveniences are remarkably close, including Publix, Wells Fargo, a gas station, liquor store, and additional dining options such as The Huntsman. Within Carillon Beach itself, owners and guests enjoy access to restaurants and community amenities.

#### A Rare Emerald Coast Offering

From its commanding dune-top setting and private Gulf access to its expansive main residence, separate guest house, resort-style saltwater pool, exceptional entertaining spaces, and sophisticated technology systems, this property represents an extraordinary opportunity on the Emerald Coast.

Whether envisioned as a private family compound, luxury second home, full-time residence, or income-producing investment, this remarkable Gulf-front estate offers an exceptional level of space, privacy, flexibility, and coastal living.

A truly rare opportunity to own an extraordinary piece of Florida's Gulf Coast.

Built in 2026

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | 1012960                |
| Price          | \$15,900,000           |
| Bedrooms       | 7                      |
| Bathrooms      | 10.00                  |
| Full Baths     | 7                      |
| Half Baths     | 3                      |
| Square Footage | 6,851                  |
| Acres          | 0.34                   |
| Year Built     | 2026                   |
| Type           | Detached Single Family |
| Sub-Type       | Detached Single Family |
| Style          | Beach House            |
| Status         | Active                 |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 274 Beachside Drive |
| Area        | 27 - Bay County     |
| Subdivision | CARILLON BEACH      |
| City        | Panama City Beach   |
| County      | Bay                 |
| State       | FL                  |
| Zip Code    | 32413               |

**Amenities**

|           |                                                               |
|-----------|---------------------------------------------------------------|
| Utilities | Electric, Gas - Natural, Public Sewer, Public Water, TV Cable |
|-----------|---------------------------------------------------------------|

|               |                                     |
|---------------|-------------------------------------|
| Parking       | Garage Door Opener, Garage Detached |
| # of Garages  | 3                                   |
| View          | Gulf, Lake                          |
| Is Waterfront | Yes                                 |
| Waterfront    | Gulf                                |
| Water View    | Gulf, Lake                          |
| Has Pool      | Yes                                 |
| Pool          | In Ground                           |

### **Interior**

|                   |                                                                                                                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Beamed Ceilings, Crown Molding, Vaulted Ceiling(s), In-Law Floorplan, Kitchen Island, Recessed Lighting, Pantry, Shelving, Split Bedroom, Upgraded Media Wing, Washer/Dryer Hookup, Wet Bar, Elevator |
| Appliances        | Dishwasher, Disposal, Dryer, Microwave, Range Hood, Washer, Gas Water Heater                                                                                                                          |
| Heating           | Central, Natural Gas, Gas - Natural                                                                                                                                                                   |
| Cooling           | Central Air, Ceiling Fan(s)                                                                                                                                                                           |
| Fireplace         | Yes                                                                                                                                                                                                   |
| Fireplaces        | Fireplace Gas                                                                                                                                                                                         |
| # of Stories      | 3                                                                                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                                                                                   |
| Basement          | Finished                                                                                                                                                                                              |

### **Exterior**

|                   |                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------|
| Exterior Features | Balcony, Outdoor Shower                                                                            |
| Lot Description   | Covenants, Flood Insurance Req, Restrictions, Sidewalk, Survey Available, Within 1/2 Mile to Water |
| Windows           | Double Pane Windows, Tinted Windows, Window Treatments                                             |
| Roof              | Metal                                                                                              |
| Construction      | Concrete                                                                                           |
| Foundation        | Foundation On Piling                                                                               |

### **School Information**

|            |          |
|------------|----------|
| Elementary | West Bay |
| Middle     | Surfside |
| High       | Arnold   |

### **Additional Information**

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

**Listing Details**

Listing Office                      Carillon Realty Inc

DISCLAIMER: Information Deemed Reliable but not guaranteed. The information being provided is for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing.All listings are provided courtesy of the Emerald Coast Association of Realtors, Copyright2026, All rights reserved.Vendors Member Number : 28325  
Listing information last updated on September 29th, 2026 at 5:38pm CDT