

# \$1,195,000 - 300 Breakwater Boulevard, Panama City Beach

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MLS® #1010540

**\$1,195,000**

4 Bedroom, 4.00 Bathroom, 3,019 sqft  
Detached Single Family on 0.17 Acres

Breakwater at Ward Creek, Panama City Beach, FL

Seller will contribute up to \$30,000 toward an interest-rate buydown or buyer closing costs with an acceptable offer! The most upgraded home to ever hit the market in Breakwater at Ward Creek. This 4-bedroom, 3.5-bath, 3,065 sq ft residence on a preserve-backing homesite has been finished years ahead of the standing inventory, with a level of detail that shows better than the model homes. Step into a two-story foyer with 20-foot ceilings, custom beam work, added window and door casing throughout, and a glass-enclosed wine cellar built under the stairs as an architectural feature.

The kitchen carries KitchenAid appliances, a Thor cooktop, a custom wood vent hood with a top-tier exhaust system, marble counters that replaced all original quartz throughout the home, cabinet toppers, glass bar cabinetry, slide-out drawer systems, and full under- and in-cabinet lighting. The pantry was rebuilt into the largest available in a Toll Brothers floor plan, with custom shelving, marble counter, and a second LG refrigerator.

Solid wood cabinetry was added in the mudroom, laundry, and primary bath, with new tile backsplashes, a shiplap accent wall, and gold fixtures and hardware carried through the home. Every closet is a custom build-out with



drawers and shelving and dedicated lighting. The primary suite includes wireless motorized shades and a new dual shower with high-end tile and a custom waterfall design. Behind the home, a full front-and-back makeover delivers a saltwater pool and spa, fire pit with fire bowls, outdoor TV, landscape lighting, all backing to HOA preserve so the view stays yours.

A four-zone security camera system, whole-home WiFi coverage, custom tongue-and-groove porch ceilings, a fresh top-to-bottom interior repaint, and a three-car tandem garage with significant storage complete the home. This is not a project. It is move-in-ready luxury with nothing left to decide. Furniture negotiable.

Breakwater at Ward Creek is a gated community in one of Panama City Beach's strongest growth corridors. Its brand-new clubhouse just opened, with a fitness center, indoor and outdoor living spaces, a zero-entry pool with sun shelf and lap lane, cabana seating, a playground, tennis and pickleball courts, and a large outdoor green space. Nearby, the West Bay Town Center is bringing a new Publix and shopping, a new FSU Health hospital is underway, and a new Intracoastal marina is planned.

Built in 2025

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | 1010540     |
| Price          | \$1,195,000 |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 3,019       |

|            |                        |
|------------|------------------------|
| Acres      | 0.17                   |
| Year Built | 2025                   |
| Type       | Detached Single Family |
| Sub-Type   | Detached Single Family |
| Style      | Beach House            |
| Status     | Active                 |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 300 Breakwater Boulevard |
| Area        | 27 - Bay County          |
| Subdivision | Breakwater at Ward Creek |
| City        | Panama City Beach        |
| County      | Bay                      |
| State       | FL                       |
| Zip Code    | 32413                    |

### Amenities

|              |                                                                                   |
|--------------|-----------------------------------------------------------------------------------|
| Utilities    | Electric, Gas - Natural, Phone, Public Sewer, Public Water, TV Cable, Underground |
| # of Garages | 3                                                                                 |
| Has Pool     | Yes                                                                               |
| Pool         | Heated, In Ground                                                                 |

### Interior

|                   |                                                                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Beamed Ceilings, Tray Ceiling(s), Kitchen Island, Recessed Lighting, Newly Painted, Pantry, Shelving, Walls Paneled, Washer/Dryer Hookup |
| Appliances        | Cooktop, Dishwasher, Disposal, Microwave, Range Hood, Tankless Water Heater                                                                             |
| Heating           | Gas - Natural                                                                                                                                           |
| Cooling           | Central Air                                                                                                                                             |
| # of Stories      | 2                                                                                                                                                       |

### Exterior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior Features | Private Yard, Hot Tub, Sprinkler System, Separate Living Area |
| Lot Description   | Sidewalk, Survey Available, Wooded                            |
| Windows           | Window Treatments                                             |
| Roof              | Concrete                                                      |
| Construction      | Siding CmntFbrHrdBrd                                          |

Foundation                      Slab

**School Information**

Elementary                      West Bay  
Middle                              Surfside  
High                                 Arnold

**Additional Information**

Zoning                              Resid Single Family

**Listing Details**

Listing Office                      Christies International Real Estate Emerald Coast

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