

\$885,000 - 3202 Blue Heron Boulevard, Panama City Beach

MLS® #998227

\$885,000

4 Bedroom, 5.00 Bathroom, 3,420 sqft
Detached Single Family on 0.26 Acres

PRESERVE ON THE BAY, Panama City Beach, FL

3202 Blue Heron Boulevard is a beautiful, spacious home in the private, gated community of The Preserve on the Bay! It's location in East Panama City Beach provides access to the amazing emerald waters and white sugar sand beaches of the Gulf along with St. Andrews State Park, marinas, access to the Bay, and great restaurants and entertainment options!

Built in 2019, this home boasts 4 bedrooms and 4 full bathrooms, with an additional half bath on the first floor. The large primary suite is conveniently located on the first floor. The home spans 3,420 square feet of spacious, luxury living on a .26 acre lot. There is an addition living area on the second floor that can also serve as a library, theater, game room, office space or bonus room! Upgrades in this spacious home include; a paver patio with a half wall in the front of the house, all closets have built in shelving, built in shelves and seating in the Library/upstairs living area, banquette seating in the kitchen, 2 triple bunk beds in one of the bedrooms to accommodate a large family or guests. This home also has rain gutters on the front and back of the home, a new Bosch dishwasher, double oven with air fryer feature new in 2023, a gas stove and a tankless water heater. The oversized 2 car garage has room for storage or space for a golf cart. The spacious back yard would also



accommodate a swimming pool!

Built in 2019

Essential Information

MLS® #	998227
Price	\$885,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,420
Acres	0.26
Year Built	2019
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Traditional
Status	Active

Community Information

Address	3202 Blue Heron Boulevard
Area	27 - Bay County
Subdivision	PRESERVE ON THE BAY
City	Panama City Beach
County	Bay
State	FL
Zip Code	32408

Amenities

Utilities	Community Sewer, Community Water, Electric, Gas - Natural, Public Sewer
Parking	Garage Door Opener
# of Garages	2

Interior

Interior Features	Vaulted Ceiling(s), Kitchen Island, Pantry, Pull Down Stairs, Washer/Dryer Hookup
Appliances	Cooktop, Dishwasher, Disposal, Microwave, Double Oven, Range Hood, Refrigerator, Tankless Water Heater

Heating	Central, Gas - Natural
Cooling	Central Air, Ceiling Fan(s)
# of Stories	2

Exterior

Lot Description	Covenants
Construction	Stucco

School Information

Elementary	Patronis
Middle	Surfside
High	Arnold

Additional Information

Zoning	Resid Single Family
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Listing Details

Listing Office	Berkshire Hathaway HomeServices
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