

\$549,000 - 609 Light Cast Way Lot 270, Panama City Beach

MLS® #1009994

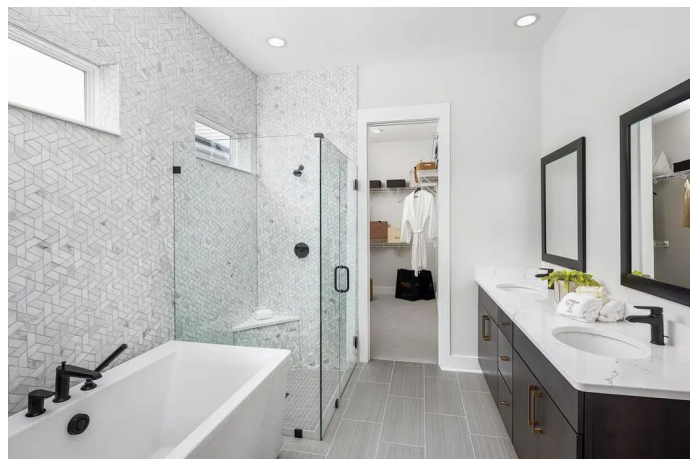
\$549,000

3 Bedroom, 2.00 Bathroom, 1,741 sqft
Detached Single Family on 0.11 Acres

Breakwater at Ward Creek, Panama City Beach, FL

Discover refined Florida living in this beautifully designed single-level Toll Brothers residence, completed and move-in ready. Offering three generous bedrooms, two full bathrooms, two car garage and open floor plan, this brick front home is thoughtfully crafted to balance modern elegance with everyday functionality. At the center of the home, an expansive great room with tray ceiling flows seamlessly into the open-concept kitchen, creating an inviting space for both entertaining and relaxing. The kitchen features a spacious pantry, quartz countertops, designer tile backsplash and an oversized island that serves as a natural gathering point. The luxurious primary suite offers a private retreat, complete with a spa-inspired bath featuring dual quartz vanities, a large tiled shower, relaxing soaking tub, and generous walk-in closet. Ten-foot ceilings throughout enhance the home's spacious atmosphere, while the outdoor living area extends the experience with a covered patio and pavers backing up to private wood preserve--perfect for morning coffee, evening gatherings, or simply enjoying the beautiful nature.

Residents of this gated community enjoy access to a full collection of completed resort-style amenities, including a large sparkling pool, clubhouse, fitness center, pickleball and tennis courts, playground,



multi-purpose field, and more. Ideally situated near public beach access, Frank Brown Park, Northwest Florida Beaches International Airport, the future FSU/TMH medical campus, the upcoming West Bay Center featuring Publix and Pier Park's renowned shopping, restaurants, and entertainment are also just minutes away. Combining a desirable location with upscale finishes, exceptional amenities, and effortless indoor-outdoor living, this home presents an outstanding opportunity to enjoy the best of Northwest Florida. Schedule your private tour today.

Photos are of a decorated model home and are provided for illustrative purposes; the model showcases the same floor plan.

Built in 2026

Essential Information

MLS® #	1009994
Price	\$549,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,741
Acres	0.11
Year Built	2026
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Ranch
Status	Active

Community Information

Address	609 Light Cast Way Lot 270
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, Public Sewer, Public Water, TV Cable, Underground

of Garages 2

Interior

Interior Features Tray Ceiling(s), Kitchen Island, Recessed Lighting, Newly Painted, Pantry

Appliances Cooktop, Dishwasher, Disposal, Microwave, Range Hood, Tankless Water Heater

Heating Gas - Natural

Cooling Central Air

of Stories 1

Exterior

Exterior Features Sprinkler System

Lot Description Sidewalk, Survey Available, Wooded

Construction Brick, Siding CmntFbrHrdBrd

Foundation Slab

School Information

Elementary West Bay

Middle Surfside

High Arnold

Additional Information

Zoning Resid Single Family

Listing Details

Listing Office Jacksonville TBI Realty LLC

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Listing information last updated on September 15th, 2026 at 3:08pm CDT