

\$684,700 - 709 Landing Circle, Panama City Beach

MLS® #1004923

\$684,700

4 Bedroom, 3.00 Bathroom, 2,499 sqft

Detached Single Family on 0.13 Acres

THE PRESERVE AT LAKE POWELL,
Panama City Beach, FL

Welcome to 709 Landing Circle, a beautiful coastal-style home located in The Preserve at Lake Powell, a desirable and secluded community on the west end of Panama City Beach. Perfect as an investment property (furnishings negotiable), second home, or full-time residence, this property offers excellent income-producing potential. Additional value and rental demand could be achieved by accommodating pets, maximizing occupancy, or adding a pool or hot tub.

Situated on a private cul-de-sac with no through traffic, this spacious 4-bedroom, 3-bathroom home features an open-concept floor plan designed for comfortable coastal living. The well-appointed kitchen boasts new appliances, a large island, abundant cabinet space, and a walk-in pantry while overlooking the dining area and great room, creating an ideal space for entertaining. A second-floor living area provides additional flexibility as a media room, game room, or family gathering space.

The home is equipped with two separate HVAC systems, ceiling fans, window treatments, walk-in bedroom closets, and televisions throughout the home, including the covered back porch seating area. Outdoor living is equally impressive with front and rear covered porches, an extended paver patio perfect for barbecues and gatherings, a



privacy-fenced backyard, and parking for up to four standard-size vehicles. Conveniently located just one-half mile from the Gulf and only one-quarter mile from Lake Powell Park, residents and guests can easily enjoy swimming, paddleboarding, kayaking, canoeing, fishing, and outdoor recreation. Lake Powell Park also features covered pavilions, picnic areas, barbecue grills, basketball courts, and playground swings.

Located on the desirable west end of Panama City Beach, this home offers the best of both worlds--close proximity to the charming communities of 30A while enjoying Panama City Beach's more accessible shoreline. Unlike some neighboring beach communities where private beach ownership can limit public access, residents and guests here can take full advantage of the area's beautiful Gulf beaches with fewer access concerns, making every beach day simple and enjoyable.

This prime location offers easy access to Camp Helen State Park, Frank Brown Park, Pier Park, golf courses, sports complexes, water parks, fishing piers, shopping, dining, entertainment, and healthcare services. You're also just a short drive from the scenic communities and attractions of 30A, including Rosemary Beach, Alys Beach, Seacrest, Inlet Beach, Santa Rosa Beach, and South Walton's nature trails and coastal amenities.

Whether you're looking to capitalize on Panama City Beach's strong rental market or enjoy a coastal retreat for yourself, 709 Landing Circle presents a rare opportunity to own a home in one of the area's most sought-after locations.

Built in 2022

Essential Information

MLS® #	1004923
Price	\$684,700
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,499
Acres	0.13
Year Built	2022
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Active

Community Information

Address	709 Landing Circle
Area	27 - Bay County
Subdivision	THE PRESERVE AT LAKE POWELL
City	Panama City Beach
County	Bay
State	FL
Zip Code	32413

Amenities

Utilities	Electric, Phone, Public Sewer, Public Water, TV Cable
Parking	Garage Door Opener
# of Garages	2

Interior

Interior Features	Breakfast Bar, Crown Molding, Vaulted Ceiling(s), Kitchen Island, Recessed Lighting, Newly Painted, Pantry, Split Bedroom, Washer/Dryer Hookup
Appliances	Dishwasher, Disposal, Microwave, Electric Water Heater
Cooling	Central Air, Ceiling Fan(s)
# of Stories	2

Exterior

Exterior Features	Columns, Sprinkler System
Lot Description	Cul-De-Sac, Within 1/2 Mile to Water
Windows	Double Pane Windows

Roof	Shingle
Construction	Frame, Siding CmntFbrHrdBrd

School Information

Elementary	West Bay
Middle	Surfside
High	Arnold

Additional Information

Zoning	Resid Single Family
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Listing Details

Listing Office	Century 21 AllPoints Realty
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