

\$1,499,000 - 7509 Morning Marsh Trail, Panama City Beach

MLS® #1005667

\$1,499,000

3 Bedroom, 3.00 Bathroom, 2,454 sqft

Detached Single Family on 0.76 Acres

RIVERCAMPS ON CROOKED CREEK PH 2,
Panama City Beach, FL

Overlooking West Bay with unobstructed water views, this custom-built residence is set on a premium 0.76-acre corner waterfront homesite with paved road access. The beauty of the setting extends indoors, where designer finishes and thoughtful details create a refined coastal home that feels both elevated and inviting.

The kitchen serves as the centerpiece of the home, anchored by a Venetian plaster hood, Hallman Majestic gas range, quartz countertops, clay tile backsplash, open cypress shelving, and a dining nook featuring built-in bench seating with storage. A striking cypress beam connects the kitchen and living area, where a Venetian plaster fireplace serves as a focal point against a backdrop of sweeping water views.

The primary suite serves as a true retreat and features scenic water views. The adjoining bath features Carrera marble finishes, polished nickel fixtures, an oversized glass shower and a freestanding soaking tub. Dual custom closets, including a dressing area with built-in vanity complete the suite. The expansive screened porch, complete with a gas fireplace, provides a breathtaking setting to relax and take in the views of West Bay.



Thoughtfully designed landscaping complements the home's natural surroundings, with ample room for a future pool or addition. Additional features include an elevator, impact-rated windows, EV charging station, whole-home Generac generator, and finished split garages with abundant storage. RiverCamps offers a lifestyle unlike any other along the Emerald Coast. This private, gated waterfront community is bordered by West Bay and Crooked Creek, providing direct boating access to Shell Island and the Gulf. Residents enjoy dry boat storage, a community boat launch and day-use slips, a resort-style pool and pavilion, a 600-foot pier, miles of scenic trails and boardwalks, and a fitness center coming soon. Ideally located just minutes from Northwest Florida Beaches International Airport, Pier Park, and the area's white-sand beaches.

Built in 2020

Essential Information

MLS® #	1005667
Price	\$1,499,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,454
Acres	0.76
Year Built	2020
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Craftsman
Status	Active

Community Information

Address	7509 Morning Marsh Trail
Area	27 - Bay County

Subdivision	RIVERCAMPS ON CROOKED CREEK PH 2
City	Panama City Beach
County	Bay
State	FL
Zip Code	32413

Amenities

Utilities	Gas - Propane, Public Sewer, Public Water, TV Cable
Parking	Oversized
# of Garages	2
View	Bay
Is Waterfront	Yes
Waterfront	Bay, Shore - Natural
Water View	Bay

Interior

Interior Features	Beamed Ceilings, Kitchen Island, Recessed Lighting, Split Bedroom, Wallpaper, Washer/Dryer Hookup, Elevator
Appliances	Dishwasher, Disposal, Dryer, Microwave, Range Hood, Washer, Electric Water Heater
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	EPA Qualified Fireplace, Fireplace Gas
# of Stories	2

Exterior

Exterior Features	Sprinkler System
Lot Description	Corner Lot, Covenants, Flood Insurance Req, Irregular Lot, Wetlands, Within 1/2 Mile to Water
Windows	Window Treatments
Roof	Metal
Construction	Siding CmntFbrHrdBrd
Foundation	Foundation On Piling

School Information

Elementary	West Bay
Middle	Surfside
High	Arnold

Additional Information

Zoning Resid Single Family

Listing Details

Listing Office 1 Percent Lists Florida Coast

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