

# \$620,000 - 8439 Coral Reef Way, Panama City Beach

MLS® #1010102

**\$620,000**

2 Bedroom, 2.00 Bathroom, 1,940 sqft

Detached Single Family on 0.16 Acres

Latitude at Watersound, Panama City Beach, FL

Privacy, water views and an especially convenient location come together in this popular Parrot floor plan in Phase 2 of Latitude Margaritaville Watersound.

Set on a premium homesite, the property overlooks a wide grassy backyard, peaceful pond and wooded preserve beyond, creating a private backdrop with no homes directly behind you. The screened lanai makes the most of the setting, with plenty of room to relax, dine outdoors and enjoy the view.

Inside, the home features two bedrooms plus a versatile den that can easily function as a third bedroom, office or additional living space. Luxury vinyl plank flooring runs throughout the home, complemented by quartz countertops, soft-close cabinetry, a custom tile backsplash and upgraded lighting and finishes. The kitchen is also equipped with a gas connection for those who prefer a gas range.

The spacious primary suite is positioned to take advantage of the view, with an expansive bay window and sitting area overlooking the water. Dual closets provide generous storage, while the primary bath features a large vanity, oversized shower, upgraded tile and upgraded countertops. The large laundry room adds useful workspace and storage, with granite countertops and a Speed Queen washer and dryer set. A full two-car garage and private



driveway add to the home's everyday functionality. Its location near the neighborhood entrance also makes getting in and out of the community especially convenient, while the Publix and additional retail planned nearby will put groceries, shopping and everyday essentials just minutes from home.

With its waterfront and preserve views, flexible floor plan, thoughtful upgrades and easy-access location, this home offers a particularly appealing combination of privacy and convenience within Latitude Margaritaville Watersound.

Latitude Margaritaville Watersound offers an active 55+ lifestyle centered around an impressive collection of amenities, including the Latitude Town Square with live entertainment, resort-style Paradise Pool, fitness center, pickleball and tennis courts, Barkaritaville dog park, walking and biking trails, and on-site dining. With a full calendar of activities, clubs and events, the community makes it easy to be as social, active or relaxed as you choose, all within a short drive of the beaches, dining and recreation of Panama City Beach and the surrounding area.

Built in 2022

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | 1010102                |
| Price          | \$620,000              |
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,940                  |
| Acres          | 0.16                   |
| Year Built     | 2022                   |
| Type           | Detached Single Family |

|          |                        |
|----------|------------------------|
| Sub-Type | Detached Single Family |
| Style    | Florida Cottage        |
| Status   | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 8439 Coral Reef Way    |
| Area        | 27 - Bay County        |
| Subdivision | Latitude at Watersound |
| City        | Panama City Beach      |
| County      | Bay                    |
| State       | FL                     |
| Zip Code    | 32413                  |

### Amenities

|               |                                                               |
|---------------|---------------------------------------------------------------|
| Utilities     | Electric, Gas - Natural, Public Sewer, Public Water, TV Cable |
| Parking       | Garage Door Opener, Garage                                    |
| # of Garages  | 2                                                             |
| View          | Pond                                                          |
| Is Waterfront | Yes                                                           |
| Waterfront    | Pond                                                          |
| Water View    | Pond                                                          |

### Interior

|                   |                                                                                                                                    |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Tray Ceiling(s), Vaulted Ceiling(s), Kitchen Island, Recessed Lighting, Pull Down Stairs, Shelving, Wallpaper, Washer/Dryer Hookup |
| Appliances        | Dishwasher, Disposal, Dryer, Microwave, Refrigerator, Washer, Tankless Water Heater                                                |
| Heating           | Central, Heat High Efficiency, Gas - Natural                                                                                       |
| Cooling           | Central Air                                                                                                                        |
| # of Stories      | 1                                                                                                                                  |

### Exterior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Exterior Features | Sprinkler System, Rain Gutters                         |
| Lot Description   | Cul-De-Sac, Survey Available, Within 1/2 Mile to Water |
| Windows           | Window Treatments, Window Bay                          |
| Roof              | Composite Shngl                                        |
| Construction      | Siding CmntFbrHrdBrd                                   |
| Foundation        | Slab                                                   |

### School Information

|            |          |
|------------|----------|
| Elementary | West Bay |
| Middle     | Surfside |
| High       | Arnold   |

### **Additional Information**

|        |                     |
|--------|---------------------|
| Zoning | Resid Single Family |
|--------|---------------------|

### **Listing Details**

|                |                                            |
|----------------|--------------------------------------------|
| Listing Office | The Premier Property Group Seacrest Office |
|----------------|--------------------------------------------|

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