

\$2,200,000 - 4301 Transmitter Road, Panama City

MLS® #740529

\$2,200,000

4 Bedroom, 4.00 Bathroom, 4,140 sqft
Residential on 10 Acres

St And Bay Dev Co, Panama City, FL

Your own private refuge is what you will find with this private 10 acre parcel surrounded by another 183 acres of conservation land. "A little bit of Heaven" is a frequent reaction to this custom Arthur Rutenberg home with 4,140 sq. ft. 4 bedrooms with space to easily convert to a 5 bedroom, 3 1/2 baths with large upstairs bonus room area privately tucked away on 10 beautiful acres, yet minutes from superb schools, grocery stores, restaurants, downtown Lynn Haven, the Panama City Mall & Bay City Point, and the beautiful North Bay waters. One doesn't tour this property; one experiences it. From the moment you enter the home's welcoming foyer, openness, light, and interior features compel you straight through to expansive outdoor venues beckoning relaxation, dining, entertainment, and fun you might never have thought possible. The home's design echoes the Arthur Rutenberg award-winning reputation for impeccable quality and meticulous attention to craftsmanship. A separate den/office area with custom shelving is located to the left of the foyer. The spacious great room is embellished with wood floors, fireplace, and beautiful lighting, all complementing an open-floor-plan flow to the inviting kitchen, dining, and wine bar areas. The great room's entire back wall of 10 ft. high 90 degree sliding glass doors, and adjacent lanai deliver a panoramic view of the 30 X 60 ft. outdoor pavilion, riding arena, and lush, sweeping green space. Artfully detailed durability and



ease of service are reflected in the kitchen, from granite topping the large island and countertops, to the unique tile of the backsplash, high end appliances, and a built-in Miele coffee maker. Besides an ample pantry, the kitchen includes a small appliance closet and a much larger one for those big, bulk items that often defy traditional shelving. There is a spacious 2 car garage, whole-house generator, tankless propane water heater, reverse osmosis water system, Moen electronic shower control (pre-set water temp), an outside video security system, and a hidden safe room. The first-floor master suite serves as a luxurious retreat and an entree to morning coffee on the lanai, which includes a firepit. Two bedrooms and a Jack and Jill bath are located on the opposite side of the house, as well as a powder room with convenient access to the lanai. The second-floor bonus area is perfectly designed to offer multiple options, from functioning as a pool/game/playroom, entertainment center, guest suite, multiple office space, or even as separate living quarters. It includes a full bath, wet bar, and a large, heated and cooled area for storage (think holiday decorations, keepsakes, etc.). The second-floor balcony offers a wonderful view of the pastures and breathtaking sunsets behind the property's spectacular vista. A great place to enjoy morning coffee. To ensure outdoor enjoyment rain or shine, the property's 50 X 150 ft. riding area is covered. There are 7 large horse stalls, a tack room with bathroom, and lots of additional storage for a tractor, equipment, and hay. Swings from barn rafters and a loft was built as a play haven for children. You'll also enjoy the enclosed, air-conditioned outdoor kitchen equipped with sink, stove, refrigerator and shelving. If you'd like a lifestyle where you can enjoy you horses right outside your back door, raise goats, garden, or give your dogs and cats ample

place to play, this incredible property is for you. You could even add a pool, create basketball or tennis/pickleball courts, or fashion a mini golf course. Bring your imagination to this rare oasis and make marvelous memories! Plus there is another added bonus to this fantastic private property - the 183+- acres that runs behind and beside this land has now been turned into PERMANENT CONSERVATION and will never be developed or built upon. So your dream property will truly be your personal refuge

Built in 2014

Essential Information

MLS® #	740529
Price	\$2,200,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	4,140
Acres	10.00
Year Built	2014
Type	Residential
Sub-Type	Farm
Style	Traditional
Status	Active

Community Information

Address	4301 Transmitter Road
Area	02 - Bay County - Central
Subdivision	St And Bay Dev Co
City	Panama City
County	Bay
State	FL
Zip Code	32404

Amenities

Utilities	Electricity Available, Water Available, Propane, Septic Available
Features	Cleared, Landscaped, Pasture
Parking	Driveway, Attached, Garage, Oversized
# of Garages	2
Garages	Driveway, Attached, Garage, Oversized

Interior

Interior	Hardwood
Interior Features	Crown Molding, Recessed Lighting, Beamed Ceilings, Bookcases, Breakfast Bar, Fireplace, High Ceilings, Instant Hot Water, Kitchen Island, Open Beams/Beamed Ceilings, Pantry, Smart Thermostat, Storage, Wet Bar
Appliances	Dryer, Dishwasher, Disposal, Microwave, Washer, Double Oven, Ice Maker, Propane Cooktop, Range Hood, Refrigerator, Tankless Water Heater, Water Softener Owned
Heating	Central, Electric
Cooling	Central Air, Ceiling Fan(s), Electric
Fireplace	Yes
Fireplaces	Outside
# of Stories	2

Exterior

Exterior	Brick, Frame
Exterior Features	Balcony, Enclosed Porch, Porch, Sprinkler/Irrigation
Lot Description	Cleared, Landscaped, Pasture
Windows	Double Pane Windows
Roof	Shingle
Construction	Brick, Frame
Foundation	Slab

School Information

Elementary	Deer Point
Middle	Merritt Brown
High	Mosley

Additional Information

Date Listed	April 22nd, 2023
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Listing Details

Listing Office	Coastal Choice Realty LLC
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Information Source: Bay County Association Of REALTORS® Multiple Listing Service