

\$400,000 - 201 Birdie Lane, Panama City Beach

MLS® #746652

\$400,000

3 Bedroom, 2.00 Bathroom, 1,346 sqft
Residential on 0 Acres

Colony Club, Panama City Beach, FL

NEW ROOF INSTALLED FEBRUARY 2024. Welcome to your dream home! This charming 3-bedroom, 2-bathroom oasis is nestled on a spacious .27-acre corner lot, offering the perfect blend of comfort, convenience, and privacy. Located just around the corner from the Legacy Golf Club, this property is a golfer's paradise and a haven for those who appreciate the serene beauty of the outdoors. As you approach this delightful residence, you'll be greeted by a stylish privacy fence that encircles the back of the property, providing you with the utmost seclusion and a secure place to enjoy your outdoor living space. The centerpiece of the backyard is the stunning brick paver patio, where you can host family gatherings, barbecues, or simply relax in tranquility. This expansive fenced area not only offers seclusion and security but also presents an incredible opportunity for you to bring your dream outdoor paradise to life. With its generous size, there's plenty of room to envision and create your very own private pool and spa oasis, where you can escape the summer heat and host poolside gatherings with family and friends. Step inside this meticulously maintained home, and you'll immediately notice the recent updates that have been thoughtfully incorporated. A new HVAC system ensures year-round comfort and energy efficiency, while digital door locks offer modern security and convenience, giving you peace of mind at all times. The heart of the



home is the spacious living area, complete with large windows that flood the space with natural light. The open concept design seamlessly connects the living room to the dining area and kitchen, making it an ideal layout for entertaining friends and family. The well-appointed kitchen features ample counter space, making meal preparation a breeze. The master bedroom boasts a beautifully updated ensuite bathroom, providing a luxurious retreat where you can unwind after a long day. Two additional bedrooms offer versatile space for guests, a home office, or a playroom, accommodating your lifestyle needs with ease. With its prime location near the golf course, shopping and restaurants, this home offers the perfect combination of comfort, convenience, and style. Embrace the lifestyle you deserve - schedule a visit and witness the allure of this exceptional property firsthand.

Built in 1987

Essential Information

MLS® #	746652
Price	\$400,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,346
Acres	0.27
Year Built	1987
Type	Residential
Sub-Type	Detached
Style	Ranch
Status	Active

Community Information

Address	201 Birdie Lane
Area	03 - Bay County - Beach
Subdivision	Colony Club

City	Panama City Beach
County	Bay
State	FL
Zip Code	32407

Amenities

Utilities	Cable Available, Electricity Available, Sewer Available, Water Available
Features	Corner Lot, Landscaped
Parking	Attached, Garage, Garage Door Opener
# of Garages	2
Garages	Attached, Garage, Garage Door Opener

Interior

Interior	Hardwood, Tile
Interior Features	Breakfast Bar, Fireplace
Appliances	Dishwasher, Disposal, Electric Range, Refrigerator
Heating	Central, Electric, Fireplace(s)
Cooling	Central Air, Electric
Fireplace	Yes

Exterior

Exterior	Brick, Stucco
Exterior Features	Fence, Storage
Lot Description	Corner Lot, Landscaped
Roof	Shingle
Construction	Brick, Stucco
Foundation	Slab

School Information

Elementary	Hutchison Beach
Middle	Surfside
High	Arnold

Additional Information

Date Listed	September 5th, 2023
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Listing Details

Listing Office	Realty One Group Emerald Coast
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