

\$393,000 - 4203 Brewton Way, Panama City

MLS® #747566

\$393,000

3 Bedroom, 2.00 Bathroom, 2,142 sqft
Residential on 0 Acres

No Named Subdivision, Panama City, FL

Just imagine living in a lakeside cottage with such a unique and historical history...In the early years, this bayou was part of the Gulf. The Deerpoint Dam was built in the early 60's creating a spring fed fresh water supply for the Panama City area. Per previous owners, the original structure was a boat house that was used to unload shrimp boats. After the creation of Deerpoint Lake, the business ceased operation & the structure was approved for a residential property. All the beauty that surrounds the water and property is full of wildlife. The dock was rebuilt over the original frame work and continues into the back yard as a deck. Annually, the water level of the lake is dropped 2-3 ft in Nov where it remains until March when it is returned to summer levels w/the water off the dock at approx. 6-7 feet. The living room features lots of windows overlooking the water. An open floor concept w/large kitchen featuring two side by side refrigerators for the serious chef. The dining room has a wine closet w/wine refrigerator. In addition to a large master bedroom /ensuite & walk in closet, there are two other bedrooms w/guest bathroom. Laundry room is large w/sink, cabinets & shelves. A workshop is located at the rear of the carport. All copper wiring. HVAC replaced in 2022. Septic system installed 2017. The yard was graded and sodded to sidewalk level. Gradings and berms were designed to control water flow from excessive rains towards the lake. Septic pumped/checked last year. Two



tankless water heaters were installed w/in last few years. Well pump, holding pressure tank & filter system less than 3 yrs. New water treatment system. Electric panels/subpanels replaced in recent years. Assumable sentricon system w/Brock Pest control. Call your favorite Realtor today for a private viewing! (All important details should be verified by the appropriate specialist.)

Built in 1965

Essential Information

MLS® #	747566
Price	\$393,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,142
Acres	0.22
Year Built	1965
Type	Residential
Sub-Type	Detached
Style	Florida
Status	Active

Community Information

Address	4203 Brewton Way
Area	04 - Bay County - North
Subdivision	No Named Subdivision
City	Panama City
County	Bay
State	FL
Zip Code	32404

Amenities

Utilities	Electricity Connected, Septic Available, Water Available
Features	Waterfront
Parking	Carport

Garages	Carport
View	Lake
Is Waterfront	Yes
Waterfront	Lake, Lake Front, Seawall, Waterfront

Interior

Interior Features	Breakfast Bar, Attic, Pull Down Attic Stairs, Split Bedrooms
Appliances	Dishwasher, Electric Range, Electric Water Heater, Refrigerator, Wine Cooler
Cooling	Central Air, Ceiling Fan(s)

Exterior

Exterior	Stucco
Lot Description	Waterfront
Roof	Shingle
Construction	Stucco
Foundation	Slab

School Information

Elementary	Deer Point
Middle	Merritt Brown
High	Mosley

Additional Information

Date Listed	October 6th, 2023
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Listing Details

Listing Office	Coastal Choice Realty LLC
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