

\$495,000 - 4050 Marriott Dr Drive # 3607, Panama City Beach

MLS® #748023

\$495,000

2 Bedroom, 2.00 Bathroom, 1,512 sqft
Residential on 0 Acres

Bay Point Grand Residences, Panama City Beach, FL

CURRENTLY UNDER CONTRACT - SELLER ACCEPTING BACK UP OFFERS!!!! Looking for gorgeous views of Lower Grand Lagoon, St Andrews Bay, the Pass into the Gulf and Shell Island? This unit is the one for you!!! Located on the 6th floor and the east end of the building, Unit 3607 puts you in the perfect spot to enjoy all of that and more from the living room, guest room, balcony and master bedroom! Bay Point Grand Residences are located at the heart of the upscale, pristine community known as Bay Point and this community has it all. Waterfront to Grand Lagoon and St. Andrews Bay, Bay Point offers brand new Point South Marina which is home of the Billfish Tournament where anglers come from all around to compete in hopes of catching the big one and taking home the prize money. This deep-water marina is home of some of the most magnificent vessels around. For golf enthusiasts, Bay Point Golf Club offers the only Nicklaus Golf Course in Northwest Florida. The par-72 course measures more than 7,100 yards and tees up breathtaking views of the Lagoon and Bay. And after a challenging game of golf, relax at Reflections Spa or grab a bite to eat at one of the several restaurants on site or travel a short distance to some of the best of the best restaurants the area has to offer. Bay Point is a gated, golf cart friendly community with year-round, 24-hour security guards. The Grand is unique in that it only allows permanent residents, secondary homes and long-term rentals here



keeping the area quiet and peaceful for its residents. Currently 30 residents live here full time and 35 own as second homes. The Grand offers a luxurious, seasonally heated, Lagoon front, pool accentuated with lush greenery, palm trees and wildlife to entertain you, a hot tub, grilling area with seating and a brand-new smoker, fitness room overlooking the pool, a covered recreation area for entertaining with pool and ping pong tables, high top tables and seating around the fireplace, and a tastefully decorated community room open to all owners to enjoy. Every unit at The Grand is equipped with a Halo Water System which is a brilliant system that utilizes wi-fi devices at all areas in the unit where water is present and if a leak is detected it sends a text and email to the HOA and unit owner and turns off the water to the unit to prevent damage. This open, spacious, 2 bedroom 2 bathroom, split floorplan unit provides all the benefits of a condominium and it feels like home. Directly off the foyer is a bonus room that could be used as a study, playroom or an additional sleeping space for guests. The updated LVP flooring throughout the living areas and 9' ceilings set the stage for a coastal feel with the easy going neutral colors, crown molding and natural lighting. The updated kitchen has beautiful quartz countertops with shiplap accents, stone backsplash, recessed lighting and stainless appliances. The living room and master en suite both have access to the private balcony. The master en suite has the same unbelievable view as the balcony and a huge walk in closet, double vanity, separate tub, tile shower with seating, glass enclosure and water closet. The enormous guest bedroom is large enough for two queen sized beds, nightstands, a dresser and also has gorgeous views of the water. This unit comes with a large, climate controlled, secure storage room just around the corner from the unit as well.

There is a master association fee of \$1,650 per year in addition to the HOA fee that every resident of Bay Point pays annually. Verify measurements if important.

Built in 2007

Essential Information

MLS® #	748023
Price	\$495,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,512
Acres	0.00
Year Built	2007
Type	Residential
Sub-Type	Condominium
Style	High Rise
Status	Active Under Contract

Community Information

Address	4050 Marriott Dr Drive # 3607
Area	03 - Bay County - Beach
Subdivision	Bay Point Grand Residences
City	Panama City Beach
County	Bay
State	FL
Zip Code	32408

Amenities

Amenities	Gated
Utilities	Trash Collection, Cable Available, Electricity Available, Sewer Available, Water Available
Parking	Additional Parking, Assigned, Parking Lot, Paved
Garages	Additional Parking, Assigned, Parking Lot, Paved
View	Bay, Gulf, Lagoon
Has Pool	Yes
Pool	Community, Electric Heat, Gunite, In Ground

Interior

Interior	Carpet, Plank, Tile, Vinyl
Interior Features	Breakfast Bar, Crown Molding, Pantry, Recessed Lighting, Split Bedrooms
Appliances	Dishwasher, Disposal, Electric Oven, Electric Range, Electric Water Heater, Microwave, Refrigerator
Heating	Central, Electric
Cooling	Ceiling Fan(s), Central Air, Electric

Exterior

Exterior	Stucco
Exterior Features	Balcony
Construction	Stucco

School Information

Elementary	Patronis
Middle	Surfside
High	Arnold

Additional Information

Date Listed	October 12th, 2023
HOA Fees	3800
HOA Fees Freq.	Quarterly

Listing Details

Listing Office	Keller Williams Success Realty
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