

# \$799,000 - 21714 Marlin Avenue, Panama City Beach

MLS® #750199

## \$799,000

3 Bedroom, 2.00 Bathroom, 1,603 sqft  
Residential on 0 Acres

Riviera Beach 1st Add, Panama City Beach, FL

**\*MOTIVATED SELLER\*** Beautiful new construction home featuring 1603 square feet heated/cooled PLUS an ADDITIONAL 400+ sq ft of living space with the 2-car garage (that is fully insulated, heated, cooled, and includes large window) that could be used as a fourth bedroom or game room. Annual Rental Projections of 84k on file. A charming beach bungalow where modern design meets coastal luxury. Perfect for your primary/second home; or **SHORT-TERM RENTALS** are allowed. Nestled on the quiet west end of Panama City Beach and a very short distance to 30A. Located in a golf cart friendly community south of Hwy 98 and a short walk to the beach access! When not at the beach, kick back and enjoy the beautiful backyard which features a **PRIVATE INGROUND SALTWATER POOL** with brick pavers, 8-foot privacy fence, outdoor shower, and plenty of space for FUN! From palm trees, professional landscaping, covered porches (with upgrade of natural wood tongue & groove ceilings), unique exterior facade using multiple materials, brick paver driveway, garage door pergola, all the way down to the display of the house numbers creates a **CHARMING CURB APPEAL**. Inside, the light tone of the Luxury Vinyl Plank flooring combined with the bonus of 10 ft ceilings and 8 ft doors offers a spacious flow. Little accent touches of beautiful blue hues give it a perfect beach vibe every day. The **GOURMET KITCHEN** is the center of attention with white cabinets (self-close hinges), upper & lower



cabinet lighting, ceramic tile, quartz countertops, starring a beautiful island with custom millwork accents, high end lighting, stainless steel appliances, and a stunning wet bar with sink, beverage refrigerator, and floating glass shelves. CUSTOM MILLWORK also includes bedroom accent walls, living room slat wall feature, window & door trim, wood closet storage systems, and laundry/mudroom hall tree with open storage. LUXURY BATHROOMS with floor to ceiling tile, zero entry shower with frameless glass door, deep soaker tub, freestanding vanities with 5 ft tall mirrors, all trimmed out with gold fixtures. Focused on quality & custom details, plus lots of little extras to make this home special. City Water & SEWER, energy efficient spray foam insulation and so much more. COME CHECK THIS HOME OUT, IT IS A MUST SEE! Buyer to verify all measurements if deemed important.

Built in 2024

Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | 750199      |
| Price          | \$799,000   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,603       |
| Acres          | 0.12        |
| Year Built     | 2024        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Coastal     |
| Status         | Active      |

Community Information

|         |                         |
|---------|-------------------------|
| Address | 21714 Marlin Avenue     |
| Area    | 03 - Bay County - Beach |

|             |                       |
|-------------|-----------------------|
| Subdivision | Riviera Beach 1st Add |
| City        | Panama City Beach     |
| County      | Bay                   |
| State       | FL                    |
| Zip Code    | 32413                 |

## Amenities

|              |   |
|--------------|---|
| Utilities    | Sewer Available, Water Available, High Speed Internet Available |
| Features     | Level   |
| Parking      | Driveway, Attached, Garage, Garage Door Opener, Paved           |
| # of Garages | 2   |
| Garages      | Driveway, Attached, Garage, Garage Door Opener, Paved           |
| Has Pool     | Yes   |
| Pool         | Fenced, In Ground, Private, Salt Water, Pool, Gunitite          |

## Interior

|                   |   |
|-------------------|---|
| Interior          | Plank, Vinyl  |
| Interior Features | Wet Bar, Kitchen Island, Pantry   |
| Appliances        | Dishwasher, Electric Oven, Electric Range, Electric Water Heater, Disposal, Microwave, Freezer, Ice Maker |
| Heating           | Central, Electric   |
| Cooling           | Central Air, Electric, Ductless   |
| # of Stories      | 1   |

## Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior          | HardiPlank Type, Frame             |
| Exterior Features | Fence, Pool, Outdoor Shower, Porch |
| Lot Description   | Level                              |
| Roof              | Shingle, Metal                     |
| Construction      | HardiPlank Type, Frame             |
| Foundation        | Slab                               |

## School Information

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

## Additional Information

|             |                     |
|-------------|---------------------|
| Date Listed | December 11th, 2023 |
|-------------|---------------------|

**Listing Details**

Listing Office            Think Real Estate

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Information Source: Bay County Association Of REALTORS® Multiple Listing Service