

# \$995,000 - 1313 Salamander Trail, Panama City Beach

MLS® #751307

## \$995,000

4 Bedroom, 4.00 Bathroom, 3,000 sqft  
Residential on 0 Acres

Wild Heron Phase VIII, Panama City Beach, FL

A rare find at 1313 Salamander Trail, tucked behind a privacy wall and lush landscaping with a private, wooded backyard. Enjoy days by the pool and evenings on the patio. This 4 bedroom home offers plenty of space for entertaining and living. The primary bedroom offers a large open floorplan and an updated bathroom with a tile shower and soaking tub. Hardwood floors throughout the main living space and new carpet in the upstairs bedrooms. Additional space off one of the bedrooms has been utilized as a small workout area. Wild Heron is a coastal sanctuary with resort style amenities. Surrounded by lush landscaping & lots of wildlife. Home to the award-winning Sharks Tooth golf course, accessible with a Watersound Club membership. Just a short drive to ECP airport, 30A and Pier Park. LOCATION LOCATION LOCATION!!

Built in 2005

## Essential Information

MLS® #	751307
Price	\$995,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,000
Acres	0.19



Year Built	2005
Type	Residential
Sub-Type	Detached
Style	Craftsman
Status	Active

## Community Information

Address	1313 Salamander Trail
Area	03 - Bay County - Beach
Subdivision	Wild Heron Phase VIII
City	Panama City Beach
County	Bay
State	FL
Zip Code	32413

## Amenities

Amenities	Dock, Gated, Picnic Area, Storage
Utilities	Electricity Available, Sewer Available, Water Available, Natural Gas Available
Features	Level, Wooded
Parking	Driveway, Garage
# of Garages	2
Garages	Driveway, Garage
Has Pool	Yes
Pool	Community, In Ground, Pool, Private

## Interior

Interior	Tile, Carpet, Hardwood
Interior Features	Pantry, Window Treatments, Bookcases, Crown Molding, Fireplace, Other, Recessed Lighting, Storage
Appliances	Dryer, Dishwasher, Microwave, Refrigerator, Tankless Water Heater, Washer, Disposal, Gas Cooktop, Gas Range, Gas Water Heater
Heating	Central
Cooling	Central Air, Ceiling Fan(s)
Fireplace	Yes
Fireplaces	Gas
# of Stories	2

## Exterior

Exterior	HardiPlank Type
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Exterior Features	Fence, Pool
Lot Description	Level, Wooded
Construction	HardiPlank Type

**School Information**

Elementary	West Bay
Middle	Surfside
High	Arnold

**Additional Information**

Date Listed	January 10th, 2024
HOA Fees	650
HOA Fees Freq.	Quarterly

**Listing Details**

Listing Office	Corcoran Reverie
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