

# \$399,000 - 301 Fairway Boulevard, Panama City Beach

MLS® #751900

## \$399,000

4 Bedroom, 3.00 Bathroom, 3,085 sqft  
Residential on 0 Acres

Colony Club, Panama City Beach, FL

**MOTIVATED SELLER! BRING YOUR OFFER!  
AMAZING INVESTMENT OPPORTUNITY!!**

Seller is offering a \$20,000 update/roof allowance with an agreeable offer. Take a look at 301 Fairway Blvd in Panama City Beach. This one-of-a-kind home is located in the quiet golf community of Colony Club. This 4-bed, 3-bath home spans 3,085sq ft. The large layout of the home provides for the possibilities of creating a separate living space or mother-in-law suite. Enjoy features like the kitchenette/wet bar in the Great Room, office, and bonus room, 3 cozy fireplaces, fenced yard and a charming circular driveway. There are two AC units, both replaced in 2020, and the hot water heater was replaced in 2021. Consider this property as a great investment opportunity. Its prime location near shopping, restaurants, and entertainment, coupled with a short drive to the beach, ensures broad appeal. Whether you're envisioning a permanent residence or a lucrative rental, the potential for growth and enjoyment is limitless. Seize the chance to make 301 Fairway Blvd your own.

Built in 1984

## Essential Information

MLS® #	751900
Price	\$399,000
Bedrooms	4



Bathrooms	3.00
Full Baths	3
Square Footage	3,085
Acres	0.30
Year Built	1984
Type	Residential
Sub-Type	Detached
Style	Contemporary
Status	Active

## Community Information

Address	301 Fairway Boulevard
Area	03 - Bay County - Beach
Subdivision	Colony Club
City	Panama City Beach
County	Bay
State	FL
Zip Code	32407

## Amenities

Utilities	Electricity Available, Sewer Available, Water Available
Parking	Attached, Garage, Circular Driveway
# of Garages	2
Garages	Attached, Garage, Circular Driveway

## Interior

Interior	Tile
Interior Features	Cathedral Ceiling(s), Entrance Foyer, Fireplace, In-Law Floorplan, Loft, Wet Bar
Appliances	Dishwasher, Electric Oven, Electric Water Heater, Microwave, Bar Fridge, Electric Cooktop
Heating	Central, Electric, Fireplace(s)
Cooling	Central Air, Ceiling Fan(s), Electric
Fireplace	Yes
Fireplaces	Gas
# of Stories	2

## Exterior

Exterior	Vinyl Siding, Stucco
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Exterior Features	Porch, Enclosed Porch, Fence
Roof	Shingle, Composition
Construction	Vinyl Siding, Stucco
Foundation	Slab

### **School Information**

Elementary	Hutchison Beach
Middle	Surfside
High	Arnold

### **Additional Information**

Date Listed	January 24th, 2024
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### **Listing Details**

Listing Office	Counts Real Estate Group Inc
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