

\$700,000 - 4050 Marriott Dr 3509, Panama City Beach

MLS® #752639

\$700,000

3 Bedroom, 3.00 Bathroom, 2,072 sqft
Residential on 0 Acres

Bay Point Grand Residences, Panama City Beach, FL

With breathtaking views of the Gulf, St. Andrew Bay, Shell Island and Grand Lagoon, waterfront living has never been better! This stunning 3-bedroom, 3-bathroom retreat at Bay Point Grand Residences offers over 2,000 square feet of meticulously crafted living space, designed to provide the ultimate in comfort and style. The main living area features a wide-open floor plan, with plenty of natural light and plenty of views. The kitchen boasts solid surface countertops, soft close cabinets, and a large center island. The appliances are next level: wall mounted microwave/oven combo encased seamlessly into the custom cabinetry; electric cooktop with storage underneath, and a high-end fridge. The living room offers ample space as well as gorgeous views of the water. The views continue into the master bedroom, which has its own balcony access. Through the double barn doors in the master, you'll find two closets (one walk in), and a stunning master bath, featuring a double vanity, garden tub, and walk-in shower. What makes The Grand so attractive for many is the restriction on Short Term Rentals. For those that tend to use the property as a second home, you will never have to stress about unnoticed water leaks. Every unit at The Grand is equipped with a Halo Water System, which is a system that utilizes wi-fi devices in all areas in the unit where water is present to detect and alert if there is a leak. This unit also has an Ecobee smart thermostat as well as Samsung smart



appliances, meaning you can keep an eye on things from a distance. Onsite at The Grand, you'll find plenty of amenities to enjoy, including resort style pool, hot tub, outdoor grill/kitchen area, fire pit, covered patio, pool table, and well-equipped exercise room. Nestled within the prestigious Bay Point community, The Grand epitomizes upscale living in a pristine setting. Experience the thrill of the renowned Point South Marina, host to the prestigious Billfish Tournament drawing anglers from far and wide in pursuit of the ultimate catch. For golf aficionados, Bay Point Golf Club presents the exclusive Nicklaus Golf Course, the only one of its kind in Northwest Florida. Spanning over 7,100 yards, this par-72 course treats players to sweeping views of the lagoon and bay, creating an unparalleled golfing experience. Between the boats returning from their day at sea, breathtaking sunrises/sunsets, active wildlife such as dolphins and herons, and golfers swinging on the signature fifth hole of the Nicklaus Golf Course, you will never get tired of the views from this condo. Reward yourself with this coastal gem and reach out to set up your private showing today.

Built in 2007

Essential Information

MLS® #	752639
Price	\$700,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,072
Acres	0.00
Year Built	2007
Type	Residential
Sub-Type	Condominium

Style	High Rise
Status	Active

Community Information

Address	4050 Marriott Dr 3509
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	Cable Available, Electricity Available, High Speed Internet Available, Phone Available, Sewer Available, Water Available
Parking	Assigned, Parking Lot, Deeded
Garages	Assigned, Parking Lot, Deeded
View	Bay, Gulf, Lagoon
Is Waterfront	Yes
Waterfront	Gulf Access, Lagoon
Has Pool	Yes
Pool	In Ground, Community

Interior

Interior	Plank, Vinyl
Interior Features	Breakfast Bar, Kitchen Island, Split Bedrooms
Appliances	Dishwasher, Electric Cooktop, Electric Oven, Electric Water Heater, Microwave, Refrigerator, Washer
Heating	Central
Cooling	Central Air
# of Stories	8

Exterior

Exterior	Stucco
Exterior Features	Balcony
Construction	Stucco

School Information

Elementary	Patronis
Middle	Surfside
High	Arnold

Additional Information

Date Listed	January 29th, 2024
HOA Fees	3785.71
HOA Fees Freq.	Quarterly

Listing Details

Listing Office	Re/Max By The Sea
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Information Source: Bay County Association Of REALTORS® Multiple Listing Service