

\$575,000 - 341 Blue Sage Road, Panama City Beach

MLS® #753981

\$575,000

3 Bedroom, 2.00 Bathroom, 1,808 sqft
Residential on 0 Acres

Whisper Dunes, Panama City Beach, FL

Welcome to your dream home! Whether you are looking for your next home or home away from home, this stunning custom-built residence, boasts meticulous attention to detail and numerous upgrades totaling over \$135,000, making it a unique and luxurious haven. With 3 bedrooms, 2 baths, and a wealth of features, this property offers the perfect blend of modern elegance and practical comfort. As you step inside, you'll immediately notice the thoughtful upgrades that set this home apart. The heart of the home is the upgraded kitchen, featuring Level 2 cabinets, dove-tail drawers, and soft-close doors. The addition of a 2-drawer 36" kitchen cabinet for pots and pans, along with Level 4 quartz countertops, creates a chef's paradise. The home is adorned with Hunter Douglas Plantation Shutters, providing an aesthetic touch and customizable light control throughout. A 2019 Mitsubishi mini-split in the garage ensures year-round comfort, while ceiling fans add a refreshing breeze to each room. Entertainment options abound with the beautifully enclosed screen area, equipped with a state-of-the-art no-see-um screen and a Hot Springs hot tub. Enjoy the outdoors admiring the stone wall or relax on the meticulously landscaped artificial turf. The exterior reflects recent improvements, including a 2023 roof and gutters, 2023 exterior paint, and a well-maintained privacy fence. The upgraded garage floor coating adds both durability and style along with a wall



of ceiling to floor built in double door cabinets. Energy efficiency is prioritized with Vista Solar Screen Roller Shades on French doors, a Nest thermostat, and a Ring doorbell. The property also benefits from a Zoysia lawn replacement and hurricane shutters enhancing both aesthetics and sustainability. This home has been thoughtfully crafted with attention to every detail, from the elegant, upgraded, 3/8", frameless shower door and addition of a glass enclosure around the tub in the guest bath to the Level 3 tile throughout. Practical upgrades include taller toilets, storm doors, attic access stairs, and additional cable TV outlets. Located in Whisper Dunes subdivision on the highly sought after West End of Panama City Beach, this residence offers a perfect blend of convenience and serenity. Whisper Dunes is a very well maintained, truly unique community with landscaping maintenance included in the HOA fee and complete with community room with sparkling pool perfect for parties and get togethers or to just enjoy some much-deserved rest and relaxation. The perfectly upgraded back yard of this home is not maintained by the HOA due to the artificial grass and screened enclosure. Don't miss the opportunity to make this meticulously upgraded home yours - schedule a viewing today and experience luxury living at its finest!

Built in 2017

Essential Information

MLS® #	753981
Price	\$575,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,808
Acres	0.16
Year Built	2017

Type	Residential
Sub-Type	Detached
Style	Contemporary
Status	Active

Community Information

Address	341 Blue Sage Road
Area	03 - Bay County - Beach
Subdivision	Whisper Dunes
City	Panama City Beach
County	Bay
State	FL
Zip Code	32413

Amenities

Utilities	Electricity Available, Sewer Available, Water Available
Features	Level, Subdivision, Interior Lot, Landscaped
Parking	Attached, Driveway, Garage
# of Garages	2
Garages	Attached, Driveway, Garage
Has Pool	Yes
Pool	Community

Interior

Interior	Tile
Interior Features	Breakfast Bar, Crown Molding, Kitchen Island, Pantry, Recessed Lighting, Attic, Coffered Ceiling(s), Pull Down Attic Stairs, Shutters, Smart Thermostat
Appliances	Dishwasher, Electric Range, Electric Water Heater, Disposal, Microwave
Heating	Central, Electric
Cooling	Central Air, Ceiling Fan(s), Ductless

Exterior

Exterior	HardiPlank Type
Exterior Features	Enclosed Porch, Fence, Hot Tub/Spa, Sprinkler/Irrigation, Storm/Security Shutters
Lot Description	Level, Subdivision, Interior Lot, Landscaped
Windows	Double Pane Windows, Plantation Shutters, Storm Window(s)
Roof	Shingle, Composition
Construction	HardiPlank Type

Foundation Slab

School Information

Elementary West Bay
Middle Surfside
High Arnold

Additional Information

Date Listed March 5th, 2024
HOA Fees 710
HOA Fees Freq. Quarterly

Listing Details

Listing Office Keller Williams Success Realty

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