

\$575,000 - 312 Basin Bayou Drive, Panama City Beach

MLS® #755546

\$575,000

3 Bedroom, 2.00 Bathroom, 1,970 sqft
Residential on 0 Acres

Breakfast Point, Panama City Beach, FL

Welcome to your dream home in the sought-after community of Breakfast Point! This meticulously maintained 3 bedroom, 2 bath + bonus room residence boasts over 1900 sq. ft. of spacious living, offering an open-concept layout ideal for modern living. The home's open floor plan and split bedroom layout offer flexibility and functionality. The piece de resistance is the stunning PRIVATE SALTWATER POOL, perfect for entertaining or unwinding with loved ones in the expansive outdoor living space. Step into the heart of the home, where a spacious kitchen awaits with pristine white cabinetry, custom backsplash, stainless steel appliances, granite countertops, and a convenient gas range. Natural light floods the living room, accentuating the airy feel and highlighting the beautiful vinyl plank flooring. The backyard oasis is enclosed by a charming white vinyl fence, and overlooks one of the community ponds. Convenience is key in Breakfast Point, with a Publix located at the community entrance and close proximity to neighborhood parks. Whether you're an avid runner, pet owner, or cyclist, Breakfast Point offers sidewalks, trails, and paths to accommodate your active lifestyle. Enjoy leisurely outings to Duplin Winery or explore the myriad shopping and recreational opportunities at Pier Park and Frank Brown Park, just a short drive away. Top-rated Breakfast Point Academy (PK-8) is located a short walk or bike ride away. Experience the coastal charm of Breakfast Point, where fine



dining, shopping, and pristine beaches are just moments away. Embrace the vibrant community spirit, with sidewalks, parks, and playgrounds .Buyer to pay .5% of Purchase Price St. Joe Community Foundation Fee. Age, Square Footage, lot and room sizes approximate, if important please verify.

Built in 2020

Essential Information

MLS® #	755546
Price	\$575,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,970
Acres	0.20
Year Built	2020
Type	Residential
Sub-Type	Detached
Style	Craftsman
Status	Pending

Community Information

Address	312 Basin Bayou Drive
Area	03 - Bay County - Beach
Subdivision	Breakfast Point
City	Panama City Beach
County	Bay
State	FL
Zip Code	32407

Amenities

Amenities	Picnic Area
Utilities	Electricity Available, Sewer Available, Water Available, Natural Gas Available
Features	Interior Lot, Subdivision, Waterfront
Parking	Attached, Driveway, Garage
# of Garages	2

Garages	Attached, Driveway, Garage
View	Pond
Is Waterfront	Yes
Waterfront	Waterfront, Pond
Has Pool	Yes
Pool	Gunite, In Ground, Pool, Gas Heat

Interior

Interior	Plank, Vinyl
Interior Features	Breakfast Bar, Kitchen Island, Pantry, Split Bedrooms, Storage, Natural Woodwork, High Ceilings
Appliances	Dishwasher, Disposal, Gas Range, Gas Water Heater, Microwave, Refrigerator
Heating	Central, Heat Pump
Cooling	Central Air, Ceiling Fan(s)

Exterior

Exterior	Hardboard
Exterior Features	Fence, Sprinkler/Irrigation, Pool, Porch
Lot Description	Interior Lot, Subdivision, Waterfront
Windows	Double Pane Windows, Some Window Treatments
Roof	Composition, Shingle
Construction	Hardboard
Foundation	Slab

School Information

Elementary	Breakfast Point
Middle	Breakfast Point
High	Arnold

Additional Information

Date Listed	April 5th, 2024
HOA Fees	334
HOA Fees Freq.	Quarterly

Listing Details

Listing Office	Local Insight Realty
----------------	----------------------

DISCLAIMER: IDX information is provided exclusively for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing.
Information Source: Bay County Association Of REALTORS® Multiple Listing Service