

\$739,900 - 1508 Match Point Ln # 302, PANAMA CITY BEACH

MLS® #934364

\$739,900

3 Bedroom, 4.00 Bathroom, 2,510 sqft
Residential on 0 Acres

WILD HERON - THE COURTS, PANAMA CITY BEACH, FL

Just Reduced \$10,000. Luxury Living at its finest in this immaculate condo, that feels more like a home, but has all the benefits of a condo. If you are tired of yard work and maintaining the exterior of your home, this is the home for you. The community dues at The Courts will cover all your yardwork, maintenance on the outside of the home, pest control, trash disposal, and even insurance on the exterior. There is so much to say about this home but you truly need to view the pictures and walk-through video to see all it has to offer. From the time you walk through the front door you feel the amount of space this open concept home has. From the spacious custom kitchen to include upgraded appliances such as a GE Monogram stove/vent, built-in Thermador refrigerator, to granite countertops, wine refrigerator, solid hardwood cabinetry, and all stainless-steel appliances. The kitchen overlooks the dining room and living room, which has plenty of natural light, custom beamed ceilings, a gas fireplace, expansive windows with plantation shutters, that when opened give you the most beautiful view of the private oasis of conservation land. The first-floor master bedroom has its own private bath with a beautifully tiled garden tub, separate shower, water closet, double vanity sinks, makeup counter, and a large walk-in closet with built-ins. The first floor also has a laundry area and a half-bath. One of the best features of this home is its real hardwood flooring



throughout, with the exception of the 3-full baths which are tile. The second story is outlined with windows along the right side allowing for beautiful natural light and features, 2 full bedrooms, which both have their own attached full bath, and a wonderful loft area which is currently used as an office/den. If you enjoy being one with nature, the covered porch is where you will spend most of your time. Sit back, grab a book, and if you like silence, you have found it!!!! This floor plan is 1 of only 3 built in this community, and this is the side of the street you want to be on for privacy. You face a wooded conservation area for total privacy. Additional features include: 2 new HVACs just replaced and still under warranty, interior newly painted, wood floors recently refinished, nest thermostat, ring doorbell, crown molding, chair railing, wainscotting, alarm system, attic storage, plantation shutters and blinds stay, washer and dryer will convey, 8-ft solid core doors, and updated lighting. If you are not familiar with Wild Heron, it is the premier community in Panama City Beach, noted as a 750-acre, low density, coastal sanctuary, offering a lakeside heated community pool, hot tub, fitness center, boathouse with kayaks and paddle boards for owner use, community dock, fire pit, and miles of walking paths through the community. It is truly a gated community with 24-hour guards/security. Golf and tennis are available with the Watersound Club membership where Shark's Tooth Golf Course provides an idyllic golf experience all year long. Tucked among the oaks and pines of a coastal sanctuary along the shores of the largest dune lake in Florida, Lake Powell. Shark's Tooth benefits from mature trees, pristine greens, and deep bunkers. Also available to Watersound Club Members and their guests, the Greg Norman-designed course's 18-holes features a mix of pine forest and lake views. The clubhouse has a pro shop, which will allow you

an opportunity to buy everything you need for a beautiful day of golfing! Do you like to fish? Grab your fishing pole and hang out on the dock catching dinner or enjoy one of the weekly food trucks and hanging out with your neighbors. If you like to socialize, this is the neighborhood for you. There are on-going events to include concerts, community get togethers, holiday events, parades, and so much more. If you enjoy doing water aerobics or yoga, this is the place to be. There is so much to do at Wild Heron, yet its so peaceful that just taking a walk through the community will put you at peace with nature. If this Coastal Craftsman Designed home by renowned Dungan Nequette Architects sounds like the property you have been waiting for, contact your realtor for a private showing before your dream of owning a piece of paradise becomes someone else's reality. Age, sq.ft., room dimensions, schools, taxes, are an estimate and must be verified by the buyer if important.

Built in 2007

Essential Information

MLS® #	934364
Price	\$739,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,510
Acres	0.00
Year Built	2007
Type	Residential
Sub-Type	Condominiums
Style	N/A
Status	Active

Community Information

Address	1508 Match Point Ln # 302
Area	Bay County
Subdivision	WILD HERON - THE COURTS
City	PANAMA CITY BEACH
County	BAY
State	FL
Zip Code	32413

Amenities

Amenities	Gated Community, Pavillion/Gazebo, Pool, BBQ Pit/Grill, Boat Launch, Community Room, Dock, Dumpster, Fishing, Golf, Minimum Rental Prd, No Short Term Rental, Playground, Tennis, Waterfront, Whirlpool
Utilities	Electric Available, Public Sewer Available, Public Water Available, TV Cable Available, Gas - Natural
Parking	Garage: Attached
Has Pool	Yes
Pool	Community, Private

Interior

Interior Features	Breakfast Bar, Ceiling Crwn Molding, Floor Tile, Furnished - None, Lighting Recessed, Newly Painted, Pantry, Washer/Dryer Hookup, Window Treatment All, Ceiling Beamed, Ceiling Raised, Ceiling Tray/Cofferd, Fireplace Gas, Floor Hardwood, Plantation Shutters
Appliances	Dishwasher, Disposal, Dryer, Microwave, Range Hood, Refrigerator, Smoke Detector, Washer, Wine Refrigerator, Cooktop, Fire Alarm/Sprinkler, Security System, Stove/Oven Gas
Heating	Heat: Central Electric, Heat: Two Or More
Cooling	Ceiling Fans, A/C: Two Or More
Fireplace	Yes
Fireplaces	Fireplace Gas

Exterior

Exterior	Roof Composite Shingle, Siding CmntFbrHrdBrd
Exterior Features	Columns, Rain Gutter
Roof	Roof Composite Shingle

School Information

Elementary	WEST BAY
Middle	Surfside
High	ARNOLD

Additional Information

Days on Website	217
HOA Fees	985.00
HOA Fees Freq.	Monthly

Listing Details

Listing Office	Own It Real Estate LLC
----------------	------------------------

DISCLAIMER: Information Deemed Reliable but not guaranteed. The information being provided is 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.All listings are provided courtesy of the Emerald Coast Association of Realtors, Copyright2024, All rights reserved.