

\$255,000 - 1412 Turtleback Trail, Panama City Beach

MLS® #900292

\$255,000

Bedroom, Bathroom, 16,988 sqft

Land on 0.39 Acres

WILD HERON PHASE I, Panama City Beach,
FL

An opportunity awaits you with this beautiful 0.39 acre 'B' lot that conveys with fully ARB approved house plans by architect Michael Hunnicutt, a legal survey and architectural landscape plans by The Patrick Hodges Land Studio. This is an excellent opportunity to shorten your building prep time by half as the time for plans and approval is taking nearly 1 year. This lot is in a prime location and backs to a wooded area on hole #6 in the beautiful gated community of Wild Heron, a 734-acre Coastal Sanctuary, located on the shores of Lake Powell where you can kayak or paddle board to the World's Most Beautiful Beaches. Enjoy living on the quiet west end of Panama City Beach, with just a short drive east to Pier Park or a few miles west over the bridge to Rosemary Beach and popular 30A. Wild Heron is known for its world-class amenities including a lake view swimming pool, health & fitness center, ring fire pit, lakeside boardwalk and a revered oak-filled family park that features many types of fun filled family events. The lakefront boathouse and gathering place is well stocked with kayaks and canoes. A series of boardwalks and 24 miles of bike paths link the amenities for the convenience of all who call it home. Wild Heron is also the proud home of the Greg Norman designed Sharks Tooth Golf Course and hydro court tennis courts and can be enjoyed with a membership. Just minutes from world class shopping, dining, entertainment, 30A and the Beaches of



South Walton, makes this home site an ideal location. Buyer to verify all data and dimensions.

Essential Information

MLS® #	900292
Price	\$255,000
Sold Price	\$235,000
Date Sold	2022-08-01
Days until Sold	58
Square Footage	16,988
Acres	0.39
Type	Land
Sub-Type	Vacant Land
Status	Sold

Community Information

Address	1412 Turtleback Trail
Area	27 - Bay County
Subdivision	WILD HERON PHASE I
City	Panama City Beach
County	Bay
State	FL
Zip Code	32413

Amenities

Amenities	BBQ Pit/Grill, Community Room, Dock, Exercise Room, Fishing, Gated Community, Golf, Marina, No Rental, Pavillion/Gazebo, Pets Allowed, Picnic Area, Playground, Pool, Tennis, Waterfront, Whirlpool
Utilities	Electric, Gas Available, Phone, Public Sewer, Public Water, TV Cable, Underground
Features	Covenants, Cul-De-Sac, Golf Course, Irregular, Level, Restrictions, See Remarks, Sidewalk, Survey Available, Within 1/2 Mile to Water, Wooded

Exterior

Lot Description	Covenants, Cul-De-Sac, Golf Course, Irregular, Level, Restrictions, See Remarks, Sidewalk, Survey Available, Within 1/2 Mile to Water, Wooded
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School Information

Elementary	Hutchinson Beach
Middle	Surfside
High	Arnold

Additional Information

Days on Website	712
Zoning	Resid Single Family, See Remarks
HOA Fees	650.00
HOA Fees Freq.	Quarterly

Listing Details

Listing Office	Scenic Sotheby's International Realty
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