

# \$255,000 - 1614 Sharks Tooth Trail, Panama City Beach

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MLS® #905526

**\$255,000**

Bedroom, Bathroom, 20,909 sqft

Land on 0.48 Acres

WILD HERON, Panama City Beach, FL

Under Contract, taking back up Contracts during 35 day contingency period. Enjoy life on the water from this peaceful and highly sought-after Type A lot in the gated community of Wild Heron. Located on a beautiful pond, this property is zoned Flood Zone X with no flood insurance required. At .48 acres with no build-out time, this site is perfect for second homeowners, a primary residence or builder looking to expand their portfolio. It is situated on the end of a quiet street flanked by beautiful trees and foliage. Wild Heron is a non rental neighborhood located along the shores of Florida's largest coastal dune lake, Lake Powell, and has some of the finest community amenities in the Florida Panhandle including a heated pool and hot tub, fitness center, playground, fire pit, 24 miles of walking/biking trails, pet stations and access to Lake Powell including a boathouse stocked with water toys. Kayak to the beautiful white sandy beaches of the Gulf of Mexico or to neighboring Camp Helen State Park and enjoy live music, a farmers market and food trucks and many other fun activities that the community offers during the summer months.

Memberships to the Sharks Tooth Golf and Clubhouse, WaterSound Beach Club, tennis center and more are also available for purchase. Wild Heron is a 732-acre coastal sanctuary that's ideally located just minutes to either popular 30A in Santa Rosa Beach or Pier Park in Panama City Beach, while remaining a peaceful retreat for homeowners.



Call today for a showing!

Buyers should perform their due diligence and verify all data and dimensions if important.

### Essential Information

MLS® #	905526
Price	\$255,000
Sold Price	\$230,000
Date Sold	2022-09-02
Days until Sold	25
Square Footage	20,909
Acres	0.48
Type	Land
Sub-Type	Vacant Land
Status	Sold

### Community Information

Address	1614 Sharks Tooth Trail
Area	27 - Bay County
Subdivision	WILD HERON
City	Panama City Beach
County	Bay
State	FL
Zip Code	32413

### Amenities

Amenities	BBQ Pit/Grill, Beach, Dock, Dumpster, Exercise Room, Fishing, Golf, Handicap Provisions, No Rental, No Short Term Rental, Pets Allowed, Picnic Area, Playground, Pool, Tennis, Waterfront, Whirlpool
Utilities	Electric, Gas - Natural, Gas Available, Phone, Public Sewer, Public Water, TV Cable, Underground
Features	Covenants, Restrictions, See Remarks, Within 1/2 Mile to Water, Wooded
Is Waterfront	Yes
Waterfront	Lake, Pond

### Exterior

Lot Description	Covenants, Restrictions, See Remarks, Within 1/2 Mile to Water,
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Wooded

### **School Information**

Elementary	Hutchinson Beach
Middle	Surfside
High	Arnold

### **Additional Information**

Days on Website	646
Zoning	Resid Single Family
HOA Fees	650.00
HOA Fees Freq.	Quarterly

### **Listing Details**

Listing Office	Scenic Sotheby's International Realty
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