

# \$509,000 - 1534 Salamander Trail, West Panama City Beach

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MLS® #912333

**\$509,000**

3 Bedroom, 2.00 Bathroom, 1,505 sqft  
Residential on 0.00 Acres

WILD HERON, West Panama City Beach, FL

UNDER CONTRACT WITH CONTINGENCIES; SELLER ACCEPTING BACKUP OFFERS. Brand new exterior paint and brand new HVAC. Looking for a private oasis to call home with luxurious amenities at your fingertips including access to serene Lake Powell, a lakeside pool and fire pit, nature trails and Greg Norman designed Shark's Tooth Golf Course? This terrific 1,505 sq ft 3-bedroom, 2-bath home is located on the third fairway of Norman's Shark Tooth Golf Course in Wild Heron, a prestigious gated golf community. The home has a beautiful paver stone entry and driveway with a 2-car garage. Upon entry you are greeted with custom hardwood floors throughout the main living areas & tile floors in the kitchen and bathrooms. The home is beautifully designed with tray ceilings in the living room, great room and master bedroom. The luxurious en-suite master bath features a double vanity with granite countertop & soaking tub.

The elegant double doors of the great room lead out to the tranquility of the enclosed patio, the perfect spot for entertaining outdoors or just relaxing with a good book while enjoying the serenity of the lush, natural surroundings. These doors can also be closed off for added privacy. Beautiful craftsman details like the wainscoting, trimmed windows & doors and wood lined trayed ceilings truly make this



home exquisitely unique. The open kitchen features a large granite breakfast bar great for casual dining and is accented with pedestal lights. There are top of the line, stainless steel Bosch appliances, ample hardwood cabinets, recessed lighting and custom tile backsplash. There is a dining area for a more formal setting. The master suite is quite spacious with an en-suite bathroom and there are two guest bedrooms with an additional bath. The home has been well maintained and will be a fantastic full time residence or second home in one of the most unique and beautiful communities in Panama City Beach. Full size washer & dryer is negotiable.

Residents of Wild Heron have access to the community boathouse which offers complimentary kayaks to explore pristine waters of the preserve. Keep fit with tennis courts and a fully equipped fitness center on-site. Afterwards, enjoy a relaxing dip in the lakeside community pool and/or hot tub. You have access to two pools for your enjoyment. Golfers of all skill levels will enjoy the Greg Norman designed Shark's Tooth Golf Club course which was awarded Silver Signature Sanctuary Status by Audubon International for its commitment to environmental excellence. After a game of golf, head over to the clubhouse bar and grill to unwind with some drinks and good food. As if all of the Wild Heron amenities were not enough, Panama City Beach attractions are less than 15 minutes away!

Built in 2012

### **Essential Information**

MLS® #	912333
Price	\$509,000
Bedrooms	3

Sold Price	\$500,000
Bathrooms	2.00
Date Sold	2022-12-15
Full Baths	2
Days until Sold	24
Square Footage	1,505
Acres	0.00
Year Built	2012
Type	Residential
Sub-Type	Detached Single Family
Style	Craftsman Style
Status	Sold

### Community Information

Address	1534 Salamander Trail
Area	27 - Bay County
Subdivision	WILD HERON
City	West Panama City Beach
County	Bay
State	FL
Zip Code	32413

### Amenities

Amenities	BBQ Pit/Grill, Community Room, Dock, Exercise Room, Fishing, Gated Community, Golf, Pavillion/Gazebo, Pets Allowed, Picnic Area, Playground, Pool, No Short Term Rental, Tennis, Whirlpool
Utilities	Electric, Phone, Public Sewer, Public Water, TV Cable
Parking	Garage Attached
Has Pool	Yes
Pool	Community

### Interior

Interior Features	Breakfast Bar, Ceiling Raised, Ceiling Tray/Cofferd, Floor Hardwood, Floor Tile, Floor WW Carpet, Lighting Recessed, Pantry, Split Bedroom
Appliances	Dishwasher, Disposal, Microwave, Refrigerator, Stove/Oven Electric
Heating	Heat Cntrl Electric
Cooling	AC - Central Elect
# of Stories	1

### Exterior

Exterior	Concrete, Roof Composite Shngl, Siding Wood, Slab, Trim Wood
Exterior Features	Patio Covered, Patio Open
Lot Description	Golf Course
Roof	Roof Composite Shngl
Foundation	Slab

### **School Information**

Elementary	Hutchinson Beach
Middle	Surfside
High	Arnold

### **Additional Information**

Days on Website	538
Zoning	Resid Single Family
HOA Fees	650.00
HOA Fees Freq.	Quarterly

### **Listing Details**

Listing Office	Keller Williams Realty Emerald Coast
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