$375,000 - 206 Marlin Circle, Panama City Beach

MLS® #985175

$375,000

3 Bedroom, 2.00 Bathroom, 2,202 sqft

Residential on 0.36 Acres

BAY POINT UNIT 1, Panama City Beach, FL

Looking to break into the Bay Point real estate market? Look no further! Take a look at 206 Marlin Circle - a spacious Bay Point Home - Priced to Sell & Ready for Your Vision! Discover this bright and airy 3-bedroom, 2-bath home with over 2,200 sq. ft. of living space in the highly sought-after, gated community of Bay Point! This well-designed home features soaring ceilings, oversized rooms, and a light-filled split-bedroom floor planâ€”offering comfort, privacy, and endless potential. Inside, you'll find a formal living with a cozy wood-burning fireplace and dining area, a large family room off the spacious kitchen with plenty of storage and all appliances included. The split bedroom plan is great, and the bedrooms are huge! The kitchen/family room area has sliding doors out to a semi-private, super charming brick patio area for entertaining, grilling, etc. On the rear of the house, the living room offers oversized sliding glass doors leading to the enclosed Florida room, perfect as a sunroom, office, or playroom. Step outside to enjoy a generous fenced backyard with plenty of room for a pool, plus that charming brick side patio ideal for entertaining, gardening, or relaxing evenings. Recent updates include a BRAND-NEW HVAC system (inside and out replaced in August, 2025), Hardie board siding, classic plantation shutters, and new energy-efficient windows (excluding transoms/Florida room). This home offers great bones, an unbeatable price, and incredible upside potential for the right

buyer whether you plan to renovate, rent, flip, or make it your forever home. Short term rentals ARE allowed!! Located in golf-cart-friendly Bay Point, you'll enjoy 24-hour security, tennis, golf, future plans for a deep-water marina, and easy access to the bridge, dining, shopping, and the white sand beaches of Panama City Beach. Opportunities like this don't come along often schedule your private tour today and make this Bay Point gem your own! (all sizes approximate and taken from public records, buyer to verify any details buyer deems important).

Built in 1972

Essential Information

MLS® #	985175
Price	$375,000
Sold Price	$368,000
Date Sold	$2025-12-22
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,202
Acres	0.36
Year Built	1972
Type	Residential
Sub-Type	Detached Single Family
Style	Ranch
Status	Sold

Community Information

Address	206 Marlin Circle
Area	27 - Bay County
Subdivision	BAY POINT UNIT 1
City	Panama City Beach
County	Bay
State	FL
Zip Code	32408

Amenities

Amenities	Beach, Dock, Gated Community, Golf, Marina, Short Term Rental - Allowed
Utilities	Electric, Public Sewer, Public Water
Parking	Attached Carport

Interior

Interior Features	Vaulted Ceiling(s), Fireplace, Split Bedroom
Appliances	Cooktop, Dishwasher, Disposal, Refrigerator, Electric Water Heater
Heating	Central
Cooling	Central Air, Ceiling Fan(s)
# of Stories	1

Exterior

Exterior Features	Private Yard, Hurricane Shutters, Sprinkler System
Lot Description	Corner Lot, Curb & Gutter, Interior Lot, Sidewalk
Windows	Double Pane Windows, Skylight(s), Window Treatments
Roof	Composite Shngl, Shingle
Construction	Frame, Siding CmntFbrHrdBrd
Foundation	Slab

School Information

Elementary	Patronis
Middle	Surfside
High	Arnold

Additional Information

Days on Website	507
Zoning	Deed Restrictions, Resid Single Family
HOA Fees	1650
HOA Fees Freq.	Annually

Listing Details

Listing Office	Beachy Beach Real Estate

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