

# Anchor's The Way

real estate news, trends and investment opportunities

Panama City Beach . 30A . St. George Island . Tallahassee



**ATTENTION RENTERS: WHY PAY HIGH RENT?? OWN YOUR HOME FOR A MUCH LESS MONTHLY PAYMENT**



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**BUY A HOME: EASY AS 1-2-3!!**

**STEP 1:** LET'S GET YOU PRE-APPROVED FOR YOUR HOME MORTGAGE LOAN!

**STEP 2:** LET'S GO HOME SHOPPING!

**STEP 3:** CONGRATS, IT'S TIME TO MOVE IN!




**Who:** John is a licensed Real Estate agent with Anchor Realty Florida, who is an expert in the Bay County FL residential housing market. He proudly served our country in the U.S. Navy for 20+ years – now he's ready to serve you in buying or selling your dream home in the white sandy beaches of Bay County, FL!

**Why:** Why pay increasingly high rent when you can own your dream home? The negative impact of HURRICANE MIKE when it hit the Panhandle of FL on 10-Oct-2018 has driven the housing rental prices upwards making it unaffordable for families. Furthermore, the massive influx of new residents coming to the Sunshine State from all over the United States will continue to create a high demand for homes. Let's get you "pre-approved" so you can own your own dream home in the beautiful white sandy beaches of Bay County, FL!

**What:** Single Family Homes currently available in the coveted Bay County housing market as of 3.1.2022:

**Panama City, FL Area:** Single Family Homes 3BR/2BA (\$349K) – Active Listing below available now!

Agent Copy 722610	2122 Willow Bend Lane, Lynn Haven, FL 32444	Residential-Active \$349,000
List Price: \$349,000	Sub-Type: Detached Single Family	
List Price/SqFt: \$183.88	Bedrooms: 3	
Area: 02 - Bay County - Central	Full Baths: 2	
Sub Area: 0201 - Bay - Central NE	Total Baths: 2	
County: Bay	Apx SqFt(Htd/Cooled): 1,898	
Community/Resort: None	SqFt Source: Agent Measured	
Elementary School: Deer Point	Construction Status: Construction Complete	
Middle School: Merritt Brown	Hurricane Damage: Green	
High School: Mosley	Design: Contemporary	
Parcel ID: 11300-613-000	Garage Y/N: Yes	
Subdivision: Derby Woods	Garage Spaces: 2	
Acreage: 0.29	HOA Fee: Yes	
	HOA Amount: 100	
	HOA Frequency: Annually	
	HOA Annual Amount: 100	
	Occupancy Status: Vacant	
	Immediate Occupancy: Yes	
	Short Term Rental Allowed: Yes	
	Lot Dimensions: 161x80	
	Year Built: 1985	

Directions: Head east on HWY 390, left onto Belmont Blvd., left onto Willow Bend Ln., home is on the left.

Legal Description: DERBY WOODS FIRST ADDITION LOT 23 BLK G ORB 1942 P 1646

Remarks: Welcome Home to Derby Woods! This home has been updated throughout including Stainless appliances, new HVAC, new 24 gauge metal roof, new gutters, and new paint. Porcelain tile throughout the home with LVP flooring in the additional bedrooms. The large privacy fenced backyard features new composite covered decking as well as an open deck with pergola. This home also features plenty of parking, a two car garage, expansive driveway and parking spaced for boat or RV with 50/30 Amp hookup. Plenty of room for entertaining and toy storage! All measurements are approximate and must be verified if important.

## Mortgage Calculator

Purchase Price: \$	<input type="text" value="349000"/>
Down Payment:	<input type="text" value="5"/> Percent (%) ▾
Interest Rate:	<input type="text" value="3"/> %
Loan Term:	<input type="text" value="30"/> years
Monthly Payment:	<b>\$1,397*</b>

\* The above payment amount is based on the specified interest rate and other terms, which may not be the actual terms applicable to you and may not include all costs you have to pay. Do not rely on this payment amount as your final payment.

## Panama City, FL Area Rental Market:

210 Montana Avenue, Lynn Haven, FL 32444

Rental-Active \$2,000

Sub-Type:	Detached Single Family
Bedrooms:	3
Full Baths:	2
Total Baths:	2
Apx SqFt(Htd/Cooled):	1,798
Design:	Traditional
Driveway Spaces:	2
Occupancy Status:	Vacant
Immediate Occupancy:	Yes
Section/Range:	9/14W
Township:	3S
Contact Nm (Lst,Frst):	Bass, Patrick
Contact Phone #:	703-380-3503



**3BR/2BA Rent: \$2000/Month** (Similar home in Panama City, FL)

**Why pay high rent when you can own?**

**⚡ NOTE: If you prefer to RENT first, then BUY later – we'll be glad to help you find your rental home!**