

# \$399,000 - 1634 Kauai Court, Gulf Breeze

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MLS® #897023

**\$399,000**

3 Bedroom, 2.00 Bathroom, 1,567 sqft

Residential on 0.19 Acres

POLYNESIAN ISLANDS, Gulf Breeze, FL

This canal front home offers 70 feet of waterfront footage in the community of Polynesian Islands. The open floor plan makes for great entertaining space that opens up to the large open deck through sliding glass doors. You'll enjoy the unique fireplace and 2 full updated bathrooms. The primary suite has water views and has private access to the deck through sliding glass doors. The bathroom has a clawfoot tub/shower combo with a double granite vanity and ample natural sunlight provided through the large window. The primary suite shares a walk-in closet with the neighboring bedroom. The second full bathroom has a tiled shower/tub combo with a skylight allowing for more natural light. Other notables are gas stove, pantry, pull down attic stairs for additional storage, bamboo flooring, blinds and plantation shutters, boat dock, all brick exterior, fully fenced back yard and 2 car garage. The community of Polynesian Islands has a private boat launch for the neighborhood. Located 2 miles to Wal-Mart, Lowes, Publix and other shopping and dining options. Just 7 miles to beautiful Pensacola Beach and located in ALL Gulf Breeze School District. Check out our full video tour on the MLS and YouTube.



Built in 1984

## Essential Information

MLS® #

897023

Price	\$399,000
Bedrooms	3
Sold Price	\$390,000
Bathrooms	2.00
Date Sold	2022-07-22
Full Baths	2
Days until Sold	85
Square Footage	1,567
Acres	0.19
Year Built	1984
Type	Residential
Sub-Type	Detached Single Family
Style	Ranch
Status	Sold

### Community Information

Address	1634 Kauai Court
Area	11 - Navarre/Gulf Breeze
Subdivision	POLYNESIAN ISLANDS
City	Gulf Breeze
County	Santa Rosa
State	FL
Zip Code	32563

### Amenities

Utilities	Public Sewer, Public Water
Parking Spaces	2
Parking	Boat, Garage Attached
# of Garages	2
Is Waterfront	Yes
Waterfront	Canal, Shore - Seawall

### Interior

Interior Features	Breakfast Bar, Fireplace, Floor Hardwood, Floor Tile, Pantry, Pull Down Stairs, Shelving, Washer/Dryer Hookup, Window Treatment All
Appliances	Auto Garage Door Opn, Dishwasher, Oven Self Cleaning, Refrigerator, Smoke Detector, Stove/Oven Gas
Heating	Heat Cntrl Electric
Cooling	AC - Central Elect, Ceiling Fans

Fireplace	Yes
Fireplaces	Fireplace
# of Stories	1

### **Exterior**

Exterior	Brick, Frame, Roof Dimensional Shg, Slab
Exterior Features	Deck Open, Dock, Fenced Back Yard, Fenced Privacy
Lot Description	Flood Insurance Req
Roof	Roof Dimensional Shg
Construction	Frame
Foundation	Slab

### **School Information**

Elementary	Gulf Breeze
Middle	Gulf Breeze
High	Gulf Breeze

### **Additional Information**

Days on Website	752
Zoning	Resid Single Family
HOA Fees	30.00
HOA Fees Freq.	Annually

### **Listing Details**

Listing Office	Keller Williams Realty Gulf Coast
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