

\$799,000 - 1387 Areca Palm Drive, Gulf Breeze

MLS® #905326

\$799,000

4 Bedroom, 3.00 Bathroom, 3,338 sqft

Residential on 0.29 Acres

Nature's Cove, Gulf Breeze, FL

Welcome to your new pool home in Natures Cove! This charming home has many features that will check off all the boxes when buying a new home! The new gunite pool is nearly 14,000 gallons and features a spillover waterfall, additional pavers, and a grilling area /lounge. You'll notice the curb appeal right away as you pull up to the lush grass, added plants, bushes and covered front porch with a custom wood attachment with the home numbers on the left column. The back yard has upgraded zoysia grass around the pool and newly fenced with plenty of privacy facing the woods instead of neighbors. All of the interior and exterior lights, and gold handles, pendants were additional upgrades to meet the newest trends. Many of the rooms have added shiplap for a coastal touch ..CLICK MORE, and the fireplace is solid white brick with added wood shelving to the right.

From the first step into the home, you will notice the oversized foyer with plenty of space for a hutch, bench, or added mudroom space. The first bedroom is located to the left with access to a gorgeous full bathroom that also can exit through the hallway. There is a formal dining area currently used as a den. The Italian chandelier will not convey in this room, but the owners will replace it with a different chandelier prior to closing. The living room is open to the kitchen and breakfast nook so you have plenty of natural light as you overlook the sparkling pool outback. The staircase is solid



wood and is located centrally in the home that opens up to a massive BONUS ROOM! They currently have space for a bar, lounge, ping pong and foosball table. The windows let in natural lighting up there as well. This is the hangout room that would also make an amazing movie night room or a private office space to separate from the rest of the home.

The other bedrooms are downstairs down the hall with another full bathroom and closest to the mudroom and laundry room area. You can have your washer and dryer side by side or stackable as they have it here in the photos. The home has real large tiles that look like wood and the bedrooms and bonus room are carpet.

As you enter the back side of the home, the master retreat is located on the far left side of the home facing the pool as well. The bathroom has a touch of gold, with custom mirrors, knobs, and a new light kit (on the way in several days to be installed) Ask about the stock photo if interested in what this looks like prior to your offer.

The home also has a termite bond that was just renewed for your peace of mind. The home features GAS, high end soft shutting cabinets, thick counters, a new undercount sink with no divider, and an upgraded faucet by MOEN. The LG dishwasher was recently changed out for better efficiency and features. Almost 1k. The new LG refrigerator can also convey (\$4200) with acceptable offer.

Please see the FEATURE sheet as well if these paragraphs do not have all of the details.

PRE APPROVED showings preferred and a September closing date will be most attractive or a short closing with a September rent back. Thank you for having interest in one of the

most attractive homes the Emerald Coast has to offer!

Built in 2020

Essential Information

MLS® #	905326
Price	\$799,000
Bedrooms	4
Sold Price	\$741,000
Bathrooms	3.00
Date Sold	2022-09-22
Full Baths	3
Days until Sold	48
Square Footage	3,338
Acres	0.29
Year Built	2020
Type	Residential
Sub-Type	Detached Single Family
Style	Craftsman Style
Status	Sold

Community Information

Address	1387 Areca Palm Drive
Area	11 - Navarre/Gulf Breeze
Subdivision	Nature's Cove
City	Gulf Breeze
County	Santa Rosa
State	FL
Zip Code	32563

Amenities

Utilities	Public Sewer, Public Water
Parking Spaces	3
Parking	Garage, Garage Attached
# of Garages	3
Has Pool	Yes
Pool	Pool - Gunite Concrtr, Pool - Heated, Pool - In-Ground, Private

Interior

Interior Features	Breakfast Bar, Ceiling Crwn Molding, Ceiling Raised, Ceiling Tray/Cofferd, Fireplace Gas, Lighting Recessed, Pantry, Washer/Dryer Hookup
Appliances	Auto Garage Door Opn, Microwave, Stove/Oven Gas
Heating	Heat Pump Air To Air
Cooling	AC - Central Elect, Ceiling Fans
Fireplace	Yes
Fireplaces	Fireplace Gas
# of Stories	2

Exterior

Exterior	Brick, Slab
Exterior Features	Fenced Back Yard, Patio Covered, Pool - Gunite Concrtr, Pool - Heated, Pool - In-Ground, Rain Gutter
Lot Description	Covenants, Sidewalk, Storm Sewer
Windows	Double Pane Windows
Foundation	Slab

School Information

Elementary	West Navarre
Middle	Woodlawn Beach
High	Gulf Breeze

Additional Information

Days on Website	653
Zoning	Deed Restrictions, Resid Single Family
HOA Fees	300.00
HOA Fees Freq.	Annually

Listing Details

Listing Office	Keller Williams Realty Navarre
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