

# \$737,000 - 1163 Ganges Trail, Gulf Breeze

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MLS® #908080

**\$737,000**

4 Bedroom, 3.00 Bathroom, 2,803 sqft

Residential on 0.00 Acres

TIGER POINT, Gulf Breeze, FL

Nestled in the sought after golf course community of Tiger Point on the 6th hole, this 2800 square foot home offers a screen enclosed swimming pool with a new pool liner, NEW ROOF, New exterior HVAC unit, soaring 12 foot ceilings and abundant natural light. This home is ideal for entertaining with 5 access points to the gorgeous pool area, a wet bar and 2 separate living spaces. There are a plethora of custom features and upgrades in this home, such as lighted art niches, mosaic marble flooring details, under cabinet bathroom lighting, and custom built-in cabinets. The kitchen comes equipped with abundant cabinet storage, beautiful wood cabinetry, granite countertops, an island with breakfast bar, wall oven, bread warmer, electric downdraft range cooktop, a desk, and a walk-in pantry. The primary suite is suitable for an additional office/workout space, has 2 walk-in closets and the bathroom offers custom tile throughout, a jetted tub, separate walk-in shower with dual shower heads, dual vanities with vessel sinks, built-in makeup/dressing area, water closet and linen closet. There is also direct access to the pool area from the primary bedroom and bathroom. The 3 additional bedrooms and full bathroom are located on the opposite side of the house allowing privacy for the primary suite. Other mentionable features under eve exterior lighting, Nest thermostat, RING doorbell, keyless entry, wood burning fireplace, Levelor binds, termite bond, new LVP flooring



throughout the main living area and bedrooms, outdoor shower, natural gas hook-up in place, and well sprinkler system. There is also plenty of additional backyard space for kids and pets. Located just half a mile to Publix, Lowes and Wal-Mart (accessible without leaving the neighborhood), 3 miles to Oriole Beach Public Boat Ramp and 9 miles to Pensacola Beach. 2.875% VA assumable loan available! Check out our full video tour on the MLS and YouTube.

Built in 1994

### Essential Information

MLS® #	908080
Price	\$737,000
Bedrooms	4
Sold Price	\$720,000
Bathrooms	3.00
Date Sold	2022-11-28
Full Baths	2
Days until Sold	75
Half Baths	1
Square Footage	2,803
Acres	0.00
Year Built	1994
Type	Residential
Sub-Type	Detached Single Family
Style	Contemporary
Status	Sold

### Community Information

Address	1163 Ganges Trail
Area	11 - Navarre/Gulf Breeze
Subdivision	TIGER POINT
City	Gulf Breeze
County	Santa Rosa
State	FL

Zip Code 32563

### **Amenities**

Amenities Golf, Pets Allowed  
Utilities Public Sewer, Public Water  
Parking Spaces 2  
Parking Garage  
# of Garages 2  
Has Pool Yes  
Pool Pool - Enclosed, Pool - In-Ground, Pool - Vinyl Liner, Private

### **Interior**

Interior Features Breakfast Bar, Built-In Bookcases, Ceiling Crwn Molding, Ceiling Raised, Ceiling Tray/Cofferd, Fireplace, Floor Tile, Floor Vinyl, Kitchen Island, Lighting Recessed, Pantry, Pull Down Stairs, Shelving, Wet Bar, Window Treatment All  
Appliances Auto Garage Door Opn, Dishwasher, Disposal, Microwave, Oven Self Cleaning, Refrigerator W/IceMk, Smoke Detector, Smooth Stovetop Rnge, Stove/Oven Electric  
Heating Heat Cntrl Electric  
Cooling AC - Central Elect, Ceiling Fans  
Fireplace Yes  
Fireplaces Fireplace  
# of Stories 1

### **Exterior**

Exterior Frame, Roof Dimensional Shg, Slab, Stucco  
Exterior Features Fenced Back Yard, Fenced Privacy, Patio Covered, Pool - Enclosed, Pool - In-Ground, Pool - Vinyl Liner, Porch, Porch Screened, Rain Gutter, Shower, Sprinkler System  
Lot Description Aerials/Topo Availbl, Flood Insurance Req, Golf Course, Within 1/2 Mile to Water  
Windows Double Pane Windows  
Roof Roof Dimensional Shg  
Construction Frame  
Foundation Slab

### **School Information**

Elementary Oriole Beach  
Middle Gulf Breeze

High Gulf Breeze

**Additional Information**

Days on Website	612
Zoning	Resid Single Family
HOA Fees	159.50
HOA Fees Freq.	Annually

**Listing Details**

Listing Office	Keller Williams Realty Gulf Coast
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