

# \$699,899 - 1170 Seabreeze Lane, Gulf Breeze

---

MLS® #910866

**\$699,899**

3 Bedroom, 3.00 Bathroom, 2,434 sqft  
Residential on 0.24 Acres

SANTA ROSA SHORES, Gulf Breeze, FL

OPEN HOUSE SUN 10/30 1-3PM. SELLER WILL NEGOTIATE REPLACEMENT OF ROOF WITH ACCEPTABLE OFFER. Bring your golf cart and step into your own backyard oasis in Gulf Breeze! Beautiful WATERFRONT 3/2.5 two-story home in the coveted golf course neighborhood of Santa Rosa Shores. The canal front lot features a large covered boat house that can fit over a 30-foot boat! Sitting on one of the highest lots in the area, this home is high and dry and has sixty feet of water frontage. This wonderful home features a split floor plan with the master bedroom on the first floor with water views, a large eat-in kitchen, formal dining area and living room with waterfront views as well. The finished Florida room is heated and cooled and adds an additional beautiful sitting area, gym or home office. Walk upstairs and you'll find two more bedrooms a shared bath, and tons of storage and closet space.

Santa Rosa Shores subdivision features golf cart legal roads, NO HOA, and awesome neighbors. The location is perfect for your family with A-rated/ 5-star schools, nearby public parks, sports fields, and shopping. The nearest boat launch is less than 1.5 miles away and Pensacola Beach is only ten minutes by boat or fifteen by car.

Homes in this neighborhood do not last. This home is priced significantly under comps is priced to sell.



Built in 1988

## Essential Information

MLS® #	910866
Price	\$699,899
Bedrooms	3
Sold Price	\$705,000
Bathrooms	3.00
Date Sold	2022-12-02
Full Baths	2
Days until Sold	36
Half Baths	1
Square Footage	2,434
Acres	0.24
Year Built	1988
Type	Residential
Sub-Type	Detached Single Family
Style	Craftsman Style
Status	Sold

## Community Information

Address	1170 Seabreeze Lane
Area	11 - Navarre/Gulf Breeze
Subdivision	SANTA ROSA SHORES
City	Gulf Breeze
County	Santa Rosa
State	FL
Zip Code	32563

## Amenities

Utilities	Electric, Public Sewer, Public Water, Underground
Parking Spaces	2
Parking	Boat, Garage Attached
# of Garages	2
Is Waterfront	Yes
Waterfront	Canal

## Interior

Interior Features	Fireplace, Floor Tile, Floor WW Carpet, Kitchen Island, Pantry, Window
-------------------	--

	Treatmnt Some
Appliances	Auto Garage Door Opn, Cooktop, Dishwasher, Microwave, Range Hood, Smoke Detector, Stove/Oven Electric
Cooling	AC - 2 or More, AC - Central Elect
Fireplace	Yes
Fireplaces	Fireplace
# of Stories	2

## Exterior

Exterior	Brick, Frame, Roof Dimensional Shg, Siding Vinyl
Exterior Features	Boat Slip, Boathouse, Boatlift, Deck Open, Dock, Fenced Back Yard, Fenced Privacy, Hurricane Shutters, Lawn Pump, Porch, Rain Gutter, Shower, Sprinkler System, Yard Building
Lot Description	Aerials/Topo Availbl, Bulkhead/Seawall, See Remarks, Within 1/2 Mile to Water
Roof	Roof Dimensional Shg
Construction	Frame
Foundation	Siding Vinyl

## School Information

Elementary	Oriole Beach
Middle	Gulf Breeze
High	Gulf Breeze

## Additional Information

Days on Website	575
Zoning	Resid Single Family
HOA Fees	0.00

## Listing Details

Listing Office	EXP Luxury
----------------	------------