

# \$1,199,900 - 3846 Saber Tooth Cir, Gulf Breeze

MLS® #641407

**\$1,199,900**

6 Bedroom, 4.00 Bathroom, 3,400 sqft

Residential on 0.28 Acres

Tiger Point Village, Gulf Breeze, FL

New Construction in a fantastic location in the Tiger Point Golf Community! Great views await the new owner of this 6 bedroom/ 4 bath home boasting 3400 SF of living area. This rear of this custom home faces south giving it "Southern Exposure" so you can soak up the sunshine and warmth in the winter months and the shade and summer breezes in the summer months on the large (595 SF) rear porch. The rear of this lot abuts the golf course property which gives you views of the canal, the 6th Fairway, sawgrass, and Santa Rosa Sound. The upstairs living area is over 900 SF and has 2 large bedrooms and one full bath. This is flexible space that could be used as a home office, workout room, media room, game room, man cave, etc. (plumbed for a wet bar). This would make nice guest quarters or a mother-in-law suite. There are several storage closets on the second level and access to the floored stand-up attic area for additional storage. The downstairs is an open floor plan with 10' ceilings and 8' solid doors. Kitchen features a walk-in pantry, stainless steel appliances with wine cooler, floating white oak shelves, and a large island. The living room has a gas fireplace and a triple sliding door that opens from either side that lets the inside flow to the outside porch area. There is a custom outdoor kitchen supplied by "BBQ Guys" with a grill, access doors/ drawers for storage, under counter refrigerator, sink, and granite countertop. Home constructed with PGT impact windows and slider, Wayne



Dalton garage doors, Navien tankless water heater, Nuema stained double front door with triple locking feature, two American Standard HVAC systems, spray foam attic insulation, and has a sprinkler system on a timer. House is prewired to all bedrooms and living area for audio visual. This is a golf cart friendly neighborhood and "The Pointe" restaurant, sports bar, event venue, and golf clubhouse is a short ride away.

Built in 2024

**Essential Information**

|                |                         |
|----------------|-------------------------|
| MLS® #         | 641407                  |
| Price          | \$1,199,900             |
| Bedrooms       | 6                       |
| Bathrooms      | 4.00                    |
| Full Baths     | 4                       |
| Square Footage | 3,400                   |
| Acres          | 0.28                    |
| Year Built     | 2024                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Style          | Contemporary            |
| Status         | Active                  |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 3846 Saber Tooth Cir |
| Subdivision | Tiger Point Village  |
| City        | Gulf Breeze          |
| County      | Santa Rosa           |
| State       | FL                   |
| Zip Code    | 32563                |

**Amenities**

|                |                                  |
|----------------|----------------------------------|
| Utilities      | Cable Available                  |
| Parking Spaces | 2                                |
| Parking        | 2 Car Garage, Garage Door Opener |

|              |                     |
|--------------|---------------------|
| # of Garages | 2                   |
| View         | Canal, Sound, Water |
| Pool         | None                |

## Interior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), High Ceilings, High Speed Internet, Recessed Lighting, Smart Thermostat              |
| Appliances        | Tankless Water Heater/Gas, Wine Cooler, Built In Microwave, Dishwasher, Disposal, Refrigerator, Oven |
| Heating           | Multi Units, Heat Pump, Central                                                                      |
| Cooling           | Multi Units, Heat Pump, Central Air, Ceiling Fan(s)                                                  |
| Fireplace         | Yes                                                                                                  |
| # of Stories      | 2                                                                                                    |
| Stories           | Two                                                                                                  |

## Exterior

|                   |                                               |
|-------------------|-----------------------------------------------|
| Exterior Features | Outdoor Kitchen, Sprinkler                    |
| Lot Description   | On Golf Course, Interior Lot                  |
| Windows           | Double Pane Windows, Impact Resistant Windows |
| Roof              | Shingle, Metal                                |
| Foundation        | Slab                                          |

## School Information

|            |              |
|------------|--------------|
| Elementary | Oriole Beach |
| Middle     | GULF BREEZE  |
| High       | Gulf Breeze  |

## Additional Information

|                |            |
|----------------|------------|
| Zoning         | Res Single |
| HOA Fees       | 193        |
| HOA Fees Freq. | Annually   |

## Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | CENTURY 21 AMERISOUTH REALTY |
|----------------|------------------------------|

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