

# \$475,000 - 301 Poinciana Dr, Gulf Breeze

MLS® #661717

**\$475,000**

3 Bedroom, 2.00 Bathroom, 1,524 sqft  
Residential on 0.27 Acres

None, Gulf Breeze, FL

High and dry part of Gulf Breeze Proper.  
Beautiful mature oak trees and azalea bushes  
on spacious corner lot. Bright natural light  
throughout house in quiet but central location.  
Brand new stainless fridge, dishwasher, and  
microwave. New gutters around home installed  
at end of 2024. Roof is 3 years old.

Built in 1962

## Essential Information

|                |                         |
|----------------|-------------------------|
| MLS® #         | 661717                  |
| Price          | \$475,000               |
| Bedrooms       | 3                       |
| Bathrooms      | 2.00                    |
| Full Baths     | 2                       |
| Square Footage | 1,524                   |
| Acres          | 0.27                    |
| Year Built     | 1962                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Style          | Traditional             |
| Status         | Active                  |

## Community Information

|             |                  |
|-------------|------------------|
| Address     | 301 Poinciana Dr |
| Subdivision | None             |
| City        | Gulf Breeze      |
| County      | Santa Rosa       |
| State       | FL               |



|          |       |
|----------|-------|
| Zip Code | 32561 |
|----------|-------|

### **Amenities**

|                |               |
|----------------|---------------|
| Parking Spaces | 2             |
| Parking        | 2 Car Carport |
| Has Pool       | Yes           |
| Pool           | None          |

### **Interior**

|              |                             |
|--------------|-----------------------------|
| Appliances   | Electric Water Heater       |
| Heating      | Natural Gas                 |
| Cooling      | Central Air, Ceiling Fan(s) |
| # of Stories | 1                           |
| Stories      | One                         |

### **Exterior**

|                 |            |
|-----------------|------------|
| Lot Description | Corner Lot |
| Roof            | Shingle    |
| Foundation      | Slab       |

### **School Information**

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

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Zoning         | City,Res Single |
| HOA Fees Freq. | Annually        |

### **Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | GRAND REALTY, INC. |
|----------------|--------------------|

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