

# \$599,000 - 3172 Coquina Way, Gulf Breeze

MLS® #663831

**\$599,000**

0 Bedroom, 0.00 Bathroom,  
Land on 0.22 Acres

Whisper Way, Gulf Breeze, FL

Breathtaking Waterfront Lot in Whisper Bay Subdivision Welcome to your future homesite with stunning panoramic views! This unique lot offers 100 feet of frontage on Escambia Bay and 100 feet along a private canal, combining open water beauty with calm, protected docking space. From your property, you'll enjoy sweeping views of Garcon Point, the Garcon Point Bridge connecting to Gulf Breeze, and to the left, the iconic Three Mile Bridge. Imagine watching unforgettable sunsets from your private pier, fishing right from your backyard, or docking your boat along the canal for spontaneous days out on the water. Water and sewer are available through the City of Gulf Breeze, making it ready for your dream build. For just \$50/year, you can join the Polynesian Islands HOA, giving you access to a private boat ramp just around the corner. Whether you're dreaming of a weekend getaway or a forever home, this is a rare opportunity to own a piece of paradise with both bayfront serenity and canal convenience.



## Essential Information

MLS® #	663831
Price	\$599,000
Bathrooms	0.00
Acres	0.22
Type	Land

Sub-Type	Residential Lots
Status	Active

**Community Information**

Address	3172 Coquina Way
Subdivision	Whisper Way
City	Gulf Breeze
County	Santa Rosa
State	FL
Zip Code	32563

**School Information**

Elementary	Gulf Breeze
Middle	GULF BREEZE
High	Gulf Breeze

**Listing Details**

Listing Office	Poppy Properties LLC
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