

\$872,650 - 2647 Venetian Way, Gulf Breeze

MLS® #664097

\$872,650

4 Bedroom, 3.00 Bathroom, 2,653 sqft

Residential on 0.53 Acres

Villa Venyce, Gulf Breeze, FL

Welcome to 2647 Venetian Way, a waterfront property located in the desirable Gulf Breeze community. This beautifully maintained 4 bedroom, 3 bathroom home offers 2,653 square feet of comfortable living space on a spacious 0.534 acre lot with direct access to a deep-water canal. Perfect for boating enthusiasts, the property features 110 feet of private dock space with a boat lift, a fish-cleaning station, and a convenient storage shed. Step outside into your own coastal paradise, complete with a screened-in in-ground pool, lush landscaping, and a large covered patio with a built-in bar. Inside, the home features a welcoming great room, a tiled kitchen, and a Florida room that overlooks the canal and pool area. The master suite offers a newly updated, double-headed cultured marble shower and a built-in bench. An additional bedroom with a private bath and a dedicated office provide flexibility for guests or remote work. Additional highlights include a two-car side-entry garage, a large fenced backyard with a yard building, and a canal maintained by the county, offering peace of mind and convenience. Located in a top-rated school district with Gulf Breeze Elementary, Middle, and High School just minutes away, this home also offers easy access to shopping, dining, and medical facilities—making everyday errands and commutes a breeze. This property blends comfort, functionality, and a prime waterfront lifestyle—all in one exceptional Gulf Breeze location.



Built in 1973

Essential Information

MLS® #	664097
Price	\$872,650
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,653
Acres	0.53
Year Built	1973
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Active

Community Information

Address	2647 Venetian Way
Subdivision	Villa Venyce
City	Gulf Breeze
County	Santa Rosa
State	FL
Zip Code	32563

Amenities

Parking Spaces	6
Parking	2 Car Garage, Boat, Guest, Side Entrance
# of Garages	2
View	Canal, Water
Is Waterfront	Yes
Waterfront	Canal Front, Waterfront, Block/Seawall, Boat Lift
Has Pool	Yes
Pool	In Ground, Screen Enclosure, Vinyl

Interior

Interior Features	Office/Study, Sun Room
Appliances	Electric Water Heater, Built In Microwave, Dishwasher, Freezer, Refrigerator
Heating	Central

Cooling	Central Air, Ceiling Fan(s)
# of Stories	1
Stories	One

Exterior

Exterior Features	Sprinkler, Rain Gutters, Dock
Lot Description	Interior Lot
Roof	Shingle
Foundation	Slab

School Information

Elementary	Gulf Breeze
Middle	GULF BREEZE
High	Gulf Breeze

Additional Information

Zoning	Res Single
HOA Fees	50
HOA Fees Freq.	Annually

Listing Details

Listing Office	Upside Realty LLC
----------------	-------------------

Copyright© 2025 by the Multiple Listing Service of the Pensacola Association of REALTORS®. This information is believed to be accurate but is not guaranteed. Subject to verification by all parties. This data is copyrighted and may not be transmitted, retransmitted, copied, framed, repurposed, or altered in any way for any other site, individual and/or purpose without the express written permission of the Multiple Listing Service of the Pensacola Association of REALTORS®. Florida recognizes single and transaction agency relationships. Information Deemed Reliable But Not Guaranteed. Any use of search facilities of data on this site, other than by a consumer looking to purchase real estate, is prohibited.