

\$198,000 - 3262 Duke Dr, Gulf Breeze

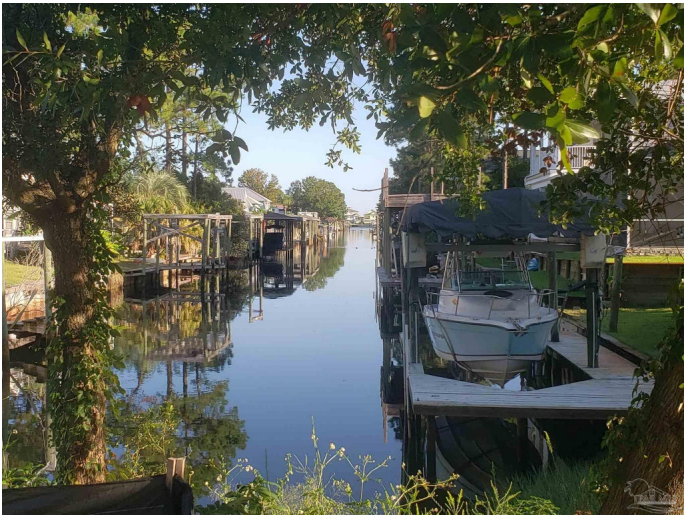
MLS® #664947

\$198,000

0 Bedroom, 0.00 Bathroom,
Land on 0.28 Acres

Bay Ridge Park, Gulf Breeze, FL

Welcome to an extraordinary opportunity to own a 0.279-acre canal-front lot in the highly desirable Polynesian Islands subdivision—a peaceful, well-maintained Gulf Breeze neighborhood just minutes from Pensacola Beach and downtown Pensacola. This rare lot features: Tranquil private canal Direct access to Pensacola Bay and the Gulf of Mexico Paved road access Public water and sewer available A voluntary HOA of just \$50/year to access to a private boat ramp just around the corner. No mandatory fees. Whether you’re looking to build your forever home, a vacation retreat, or a smart investment property, this canal-to-bayfront lot offers unmatched potential in one of the most scenic areas of Florida’s Gulf Coast. Disclaimer: It is the buyer's responsibility to verify all information.



Essential Information

MLS® #	664947
Price	\$198,000
Bathrooms	0.00
Acres	0.28
Type	Land
Sub-Type	Residential Lots
Status	Active

Community Information

Address	3262 Duke Dr
---------	--------------

Subdivision	Bay Ridge Park
City	Gulf Breeze
County	Santa Rosa
State	FL
Zip Code	32563

Amenities

Utilities	Sewer Available
-----------	-----------------

School Information

Elementary	Gulf Breeze
Middle	GULF BREEZE
High	Gulf Breeze

Listing Details

Listing Office	Poppy Properties 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.