

\$3,500,000 - 9 N Sunset Blvd, Gulf Breeze

MLS® #666321

\$3,500,000

4 Bedroom, 3.50 Bathroom, 4,874 sqft

Residential on 0.48 Acres

Casablanca, Gulf Breeze, FL

Welcome to this stunning waterfront estate located in one of the most coveted areas in the Florida Panhandle. Tucked away in a quiet, peaceful community, just minutes from local parks, shopping, and the sugar-white sands of Pensacola Beach. This beautifully designed home built by Sprague Construction Co. offers the perfect blend of elegance, comfort, and functionality. A charming courtyard welcomes you, making this home an exceptional find for those seeking the ultimate in coastal living. The open-concept layout features a spacious living area anchored by a wood-burning fireplace, ideal for cozy evenings at home. A chef's dream, the amazing kitchen includes custom Woodmode cabinets, a Fisher Paykel 6 burner range with double oven, a Viking hood and plenty of space to cook and entertain. With geothermal HVAC, a whole house generator and a central vacuum system throughout, this home is as efficient as it is luxurious. The primary suite boasts a spa-like bathroom and gorgeous views, while the additional bedrooms include a private upstairs retreat, perfect for guests. A dedicated office and pool table area add to the home's versatility. Step outside to your own private paradise enjoying an expansive back patio with an outdoor kitchen and wood burning fireplace, perfect for entertaining year-round. Cool off in the swimming pool overlooking the bayou, enjoy serene views under massive, mature oak trees, or take advantage of your private boathouse for direct access to the



water. This home is located in Flood Zone X and has never flooded! Don't miss this rare opportunity to own a true gem in Gulf Breeze Proper on the Woodland Bayou.

Built in 2007

Essential Information

MLS® #	666321
Price	\$3,500,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Square Footage	4,874
Acres	0.48
Year Built	2007
Type	Residential
Sub-Type	Single Family Residence
Style	French Provincial
Status	Active

Community Information

Address	9 N Sunset Blvd
Subdivision	Casablanca
City	Gulf Breeze
County	Santa Rosa
State	FL
Zip Code	32561

Amenities

Parking Spaces	2
Parking	2 Car Garage
# of Garages	2
View	Bayou
Is Waterfront	Yes
Waterfront	Bayou, Boat Lift
Has Pool	Yes
Pool	In Ground

Interior

Interior Features	Bonus Room, Game Room
Appliances	Water Heater, Electric Water Heater
Heating	Multi Units, Central, Geothermal
Cooling	Multi Units, Central Air, Geothermal, Ceiling Fan(s)
# of Stories	1
Stories	One and One Half

Exterior

Exterior Features	Dock
Windows	Double Pane Windows
Roof	Shingle
Foundation	Slab

School Information

Elementary	Gulf Breeze
Middle	GULF BREEZE
High	Gulf Breeze

Additional Information

Zoning	Res Single
HOA Fees Freq.	Annually

Listing Details

Listing Office	Kuhn Realty
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