

# \$1,224,900 - 6450 East Bay Blvd, Gulf Breeze

MLS® #666761

**\$1,224,900**

5 Bedroom, 3.00 Bathroom, 4,080 sqft

Residential on 1.29 Acres

Lagniappe Beach, Gulf Breeze, FL

Private Boat Ramp, 1.3 acres, Elevator, Dock, Lift, No HOA, 120 feet of shoreline- This 4,080 sq ft waterfront home has it all. 5 bedrooms, 3 full bathrooms, and versatility for multi-generational living or income potential. A rare private on-site boat launch and flow-through dock with boat lift make jet skiing, boating, and waterfront fun effortless. The dock also features a covered entertainment space with electricity, water-misting, plumbing, and security cameras—perfect for cleaning fish or sunset gatherings. Designed for comfort and accessibility, the home includes an elevator servicing all three levels. The lower level functions as its own living quarters with 2 bedrooms, a full bath, a kitchen, and living area, making it ideal for guests, rental income or in-laws. The middle level encompasses 2 more bedrooms, a full bath and a versatile entertaining space with an open concept design. The bright kitchen boasts gourmet appliances and spacious granite counter tops. A generous island with seating for six ensures the chef stays at the heart of every gathering. A modern, elegant fireplace anchors the living room, creating a warm and inviting space—yet the expansive views of East Bay, visible across the entire back of the home, remain the true focal point. The top-floor Owners suite is a true sanctuary, offering views of both the private estate and the bay. Enjoy three stories of screened porches that stretch across the rear of the home—ideal for dining al fresco, morning coffee, or simply



watching dolphins at play. Outdoors, youâ€™ll find the beautifully maintained grounds with plenty of space for a pool. The home sits directly on the paved multi-use path that connects Gulf Breeze and Navarreâ€”perfect for stroller walks, jogging, biking, and golf cart rides. This property in the well maintained community of Lagniappe Beach has no HOA. Whether you're enjoying nature, or launching onto the water, this rare gem delivers the ultimate in waterfront living.

Built in 2007

**Essential Information**

MLS® #	666761
Price	\$1,224,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	4,080
Acres	1.29
Year Built	2007
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Active

**Community Information**

Address	6450 East Bay Blvd
Subdivision	Lagniappe Beach
City	Gulf Breeze
County	Santa Rosa
State	FL
Zip Code	32563

**Amenities**

Parking	Front Entrance
View	Bay, Water
Is Waterfront	Yes

Waterfront	Bay, Waterfront, Boat Lift
Has Pool	Yes
Pool	None

## Interior

Interior Features	Cathedral Ceiling(s), Ceiling Fan(s), Elevator
Appliances	Tankless Water Heater/Gas
Heating	Multi Units, Central
Cooling	Multi Units, Central Air, Ceiling Fan(s)
Fireplace	Yes
# of Stories	3
Stories	Three Or More

## Exterior

Exterior Features	Fire Pit
Lot Description	Central Access
Windows	Double Pane Windows
Roof	Shingle
Foundation	Pillar/Post/Pier

## School Information

Elementary	West Navarre
Middle	WOODLAWN BEACH
High	Gulf Breeze

## Additional Information

Zoning	Res Single
HOA Fees Freq.	Annually

## Listing Details

Listing Office	Emerald Coast Realty Pros
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