

# \$299,000 - 1187 Lionsgate Ln, Gulf Breeze

MLS® #667515

**\$299,000**

2 Bedroom, 2.50 Bathroom, 1,915 sqft

Residential Attached on 0.08 Acres

Lionsgate, Gulf Breeze, FL

Please do not let days on Market Fool You, this home needs nothing! Now Priced Correctly! Recent Price Adjustment! This Fine Home is a Golfers DREAM! Discover this beautifully updated Tiger Point Townhouse, perfectly situated on the 17th Green. Entertain with ease in the open-concept living space, featuring new granite countertops in the kitchen and downstairs bath, a wet bar, and a wine cooler. Crown molding throughout adds an elegant touch. Enjoy modern comforts with a newer A/C and water heater . The spacious master suite offers a private balcony overlooking the golf course and a large walk-in closet with custom organization. The second bedroom provides charming window seat storage. Step out onto your screened porch and savor the serene views. Seller is receptive to Selling the Home FULLY FURNISHED! Includes everything. The HOA takes care of all landscaping, freeing you up to live the Florida Lifestyle! Located close to everything Gulf Breeze has to offer, this home is a hole-in-one!

Built in 1985

## Essential Information

MLS® #	667515
Price	\$299,000
Bedrooms	2
Bathrooms	2.50



Full Baths	2
Square Footage	1,915
Acres	0.08
Year Built	1985
Type	Residential Attached
Sub-Type	Res Attached
Style	Contemporary
Status	Active

### **Community Information**

Address	1187 Lionsgate Ln
Subdivision	Lionsgate
City	Gulf Breeze
County	Santa Rosa
State	FL
Zip Code	32563

### **Amenities**

Parking	Parking Lot
Has Pool	Yes
Pool	None

### **Interior**

Interior Features	Storage, Ceiling Fan(s), Crown Molding, High Speed Internet, Wet Bar
Appliances	Electric Water Heater, Dryer, Washer, Wine Cooler, Built In Microwave, Dishwasher, Disposal
Heating	Central, Fireplace(s)
Cooling	Central Air, Ceiling Fan(s)
Fireplace	Yes
# of Stories	2
Stories	Two

### **Exterior**

Lot Description	On Golf Course
Windows	Double Pane Windows, Blinds, Drapes
Roof	Composition
Foundation	Slab

### **School Information**

Elementary	Oriole Beach
Middle	GULF BREEZE
High	Gulf Breeze

**Additional Information**

Zoning	Deed Restrictions
HOA Fees	1043
HOA Fees Freq.	Annually

**Listing Details**

Listing Office	RE/MAX America's Top Realty
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