

\$1,045,000 - 2969 Coral Strip Pkwy, Gulf Breeze

MLS® #668662

\$1,045,000

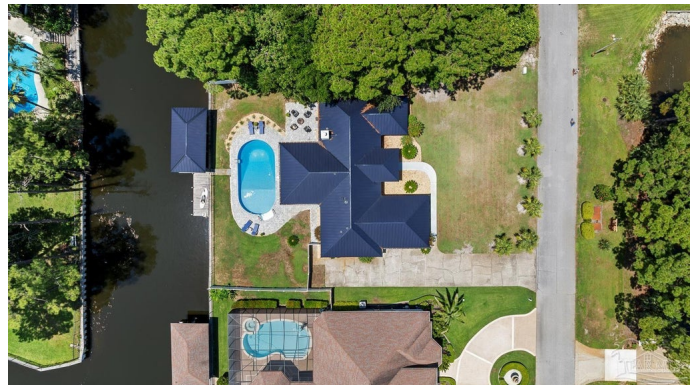
3 Bedroom, 2.00 Bathroom, 2,093 sqft

Residential on 0.28 Acres

Polynesian Islands, Gulf Breeze, FL

**WATERFRONT | FULLY RENOVATED |
FURNISHED | PRIVATE DOCK & POOL**

Welcome to 2969 Coral Strip Parkway, a stunning 3-bedroom, 2-bath waterfront retreat in the desirable Polynesian Islands community of Gulf Breeze. Nestled on a deep-water canal just minutes from Pensacola Bay and the Gulf of Mexico, this turnkey, single-level home offers luxury coastal living at its finest. This thoughtfully renovated 2,093 sq ft home features a light-filled open layout with soaring ceilings, elegant arched windows, and modern finishes throughout. The chef's kitchen boasts custom cabinetry, quartz countertops, stainless steel appliances, and a breakfast bar—perfect for entertaining. The great room flows effortlessly to a spacious covered patio, leading to a private pool (heated) with a paver surrounding and serene canal views. Boaters will appreciate the private dock with boat lift and seawall, providing quick and easy access to open water. Inside, you'll find a generous primary suite with a spa-style bathroom and walk-in closet, two additional guest bedrooms, a fireplace, and plantation shutters throughout. Key features include: Fully furnished and move-in ready 2023 roof and HVAC Gulf Breeze's top-rated schools (GB Elem/Middle/High) Established vacation rental income potential (historically grossing \$85K-\$100K/year) Perfect as a full-time residence, second home, or short-term rental investment. Less than 15 minutes to the white sands of Pensacola Beach. Groceries,



restaurants, and local amenities just 5 minutes down the road. Homes in this sought-after canal-front community rarely come availableâ€”schedule your private showing today!

Built in 1994

Essential Information

| | |
|----------------|-------------------------|
| MLS® # | 668662 |
| Price | \$1,045,000 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 2,093 |
| Acres | 0.28 |
| Year Built | 1994 |
| Type | Residential |
| Sub-Type | Single Family Residence |
| Style | Contemporary |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 2969 Coral Strip Pkwy |
| Subdivision | Polynesian Islands |
| City | Gulf Breeze |
| County | Santa Rosa |
| State | FL |
| Zip Code | 32563 |

Amenities

| | |
|----------------|---|
| Parking Spaces | 2 |
| Parking | 2 Car Garage |
| # of Garages | 2 |
| View | Bay, Canal, Water |
| Is Waterfront | Yes |
| Waterfront | Canal Front, Waterfront, Block/Seawall, Boat Lift, Pier |
| Has Pool | Yes |
| Pool | In Ground, Vinyl |

Interior

| | |
|--------------|-----------------------------|
| Appliances | Gas Water Heater |
| Heating | Central |
| Cooling | Central Air, Ceiling Fan(s) |
| # of Stories | 1 |
| Stories | One |

Exterior

| | |
|-------------------|-------|
| Exterior Features | Dock |
| Roof | Metal |
| 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 | 1st Class Real Estate Gulf Coast |
|----------------|----------------------------------|

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