

\$475,000 - 1601 Woodlawn Beach Rd, Gulf Breeze

MLS® #670069

\$475,000

4 Bedroom, 2.50 Bathroom, 2,446 sqft

Residential on 0.25 Acres

Barbarosa Ranchettes 1st Additio, Gulf Breeze, FL

Sellers offering carpet/flooring allowance with an acceptable offer Welcome to this stunning 4-bedroom, 2.5-bathroom furnished home, situated 1/2 mile from the public boat launching ramp! As you approach the property, you are greeted by beautifully landscaped grounds featuring southern magnolia trees & palm trees that enhance the curb appeal. The inviting facade sets the tone for the exceptional living space within. Upon entering, notice the high ceilings that create an airy atmosphere throughout. The split floor plan offers privacy & functionality, with 1 bedroom that is currently being used as an office at the front, 2 bedrooms & 1 bathroom located on 1 side, while the primary suite is conveniently situated on the opposite side. The main living area boasts a gas fireplace that serves as a charming focal point, perfect for cozy gatherings. Adjacent to the entry way is a formal dining room, ideal for entertaining. The heart of the home is the well-appointed kitchen, complete with modern appliances & ample counter space, making meal prep a breeze. The primary suite is a true retreat, featuring 2 spacious walk-in closets & an ensuite bathroom equipped with a separate shower, luxurious whirlpool tub for relaxation, & a double vanity for added convenience. A screened-in lanai with new screens & patio doors opens wide, allowing for seamless indoor-outdoor living. An additional 1/2 bath with a separate exterior door is perfect for



guests entertaining outdoors. The expansive backyard is designed for enjoyment, featuring a sandy area for bonfires, an open patio for outdoor dining, & a sturdy shed with 2 lofts for extra storage. This property also includes a generous 3-car garage, providing ample space for vehicles & storage. With its blend of comfort, style, & practicality, this home is a remarkable opportunity in Gulf Breeze. Whether you are looking for a permanent residence or a seasonal retreat, this property is ready to meet your needs.

Built in 2006

Essential Information

MLS® #	670069
Price	\$475,000
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Square Footage	2,446
Acres	0.25
Year Built	2006
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Active

Community Information

Address	1601 Woodlawn Beach Rd
Subdivision	Barbarosa Ranchettes 1st Additio
City	Gulf Breeze
County	Santa Rosa
State	FL
Zip Code	32563

Amenities

Utilities	Cable Available
Parking Spaces	8

Parking	3 Car Garage, Boat, Golf Cart Garage, Guest, Oversized, RV Access/Parking, Side Entrance, Garage Door Opener
# of Garages	3
Has Pool	Yes
Pool	None

Interior

Interior Features	Storage, Baseboards, Bookcases, Ceiling Fan(s), High Ceilings, High Speed Internet, Plant Ledges, Recessed Lighting, Bonus Room, Office/Study
Appliances	Gas Water Heater, Dryer, Washer, Built In Microwave, Dishwasher, Microwave, Refrigerator, Self Cleaning Oven, Oven
Heating	Heat Pump, Central, Fireplace(s)
Cooling	Central Air, Ceiling Fan(s)
Fireplace	Yes
# of Stories	1
Stories	One

Exterior

Exterior Features	Lawn Pump, Sprinkler, Rain Gutters
Lot Description	Central Access, Interior Lot
Windows	Double Pane Windows, Storm Window(s), Blinds, Shutters
Roof	Shingle
Foundation	Slab

School Information

Elementary	West Navarre
Middle	WOODLAWN BEACH
High	Gulf Breeze

Additional Information

Zoning	County,Res Single
HOA Fees Freq.	Annually

Listing Details

Listing Office	KELLER WILLIAMS REALTY GULF COAST
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