

# \$315,000 - 1100 Shoreline Dr #221, Gulf Breeze

MLS® #670275

**\$315,000**

2 Bedroom, 2.00 Bathroom, 980 sqft  
Residential on 5.40 Acres

Sailwind, Gulf Breeze, FL

SELLER TO CONTRIBUTE \$5K TOWARDS BUYER CLOSING COSTS! Step into one of Gulf Breeze Proper's most desirable condo communities, where comfort, convenience, and coastal living come together. This well-cared-for home has been lovingly maintained by the same owner for the past 19 years and is move-in ready with stylish upgrades throughout. The updated kitchen features sleek countertops, stainless steel appliances, and an abundance of cabinetry—perfect for entertaining or everyday living. The spacious living and dining area flow seamlessly onto your private balcony, where you can enjoy peaceful views of the shimmering community pool. Whether it's morning coffee or unwinding in the evening, this outdoor space will quickly become your favorite retreat. Designed with low-maintenance living in mind, this condo offers a newer AC/HVAC, water heater, and a roof that's only four years old. Inside, you'll appreciate the convenience of your own stackable washer and dryer a rare luxury, as most units rely on the shared laundry facilities. Indulge in your jacuzzi tub, offering the perfect blend of comfort and luxury. All appliances convey, making this a truly turn-key home. The community itself is beautifully maintained with lush landscaping, sparkling pool, and even on-site parking for your boat. HOA fees of just \$425/month cover water, sewer, trash, basic cable, and grounds keeping, giving you peace of mind and simple budgeting. Best of



all, there are no outstanding association assessments. Property taxes for 2024 are \$419.63/year and current owner pays \$800/year for homeowner's insurance making this home really affordable. Location, Location, Location! Perfectly situated off Highway 98, you're blocks away from top-rated Gulf Breeze schools, Publix, City Hall, the library, Shoreline Park, and an array of local dining and shopping options. Outdoor enthusiasts will love the nearby hiking and biking trails, dog park, baseball fields, and easy access to pristine sandy beaches.

Built in 1981

**Essential Information**

MLS® #	670275
Price	\$315,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	980
Acres	5.40
Year Built	1981
Type	Residential
Sub-Type	Condo
Style	Traditional
Status	Active

**Community Information**

Address	1100 Shoreline Dr #221
Subdivision	Sailwind
City	Gulf Breeze
County	Santa Rosa
State	FL
Zip Code	32561

**Amenities**

Parking	Parking Lot
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Has Pool	Yes
Pool	In Ground

### Interior

Interior Features	Ceiling Fan(s)
Appliances	Electric Water Heater, Dishwasher, Microwave, Refrigerator, Self Cleaning Oven
Heating	Central
Cooling	Central Air
# of Stories	1
Stories	One

### Exterior

Exterior Features	Balcony
Lot Description	Central Access
Roof	Shingle
Foundation	Slab

### School Information

Elementary	Gulf Breeze
Middle	GULF BREEZE
High	Gulf Breeze

### Additional Information

Zoning	Mixed Residential Subdiv
HOA Fees	5100
HOA Fees Freq.	Annually

### Listing Details

Listing Office	KELLER WILLIAMS REALTY EMERALD COAST WEST BRANCH
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