

\$1,375,000 - 1639 Llani Ln, Gulf Breeze

MLS® #670654

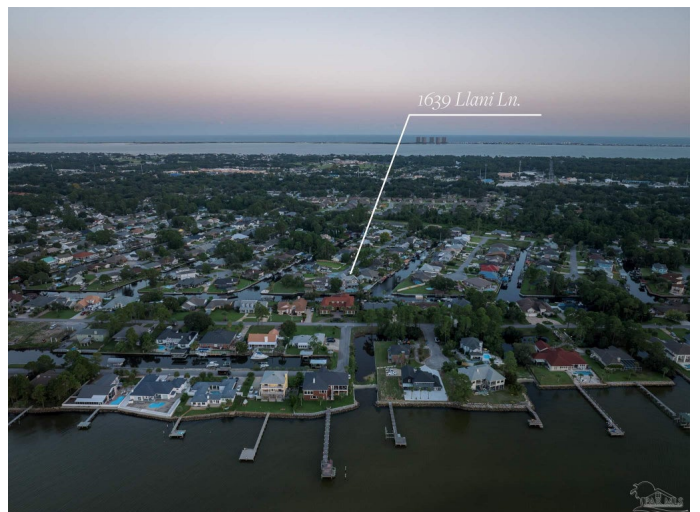
\$1,375,000

3 Bedroom, 3.50 Bathroom, 2,919 sqft

Residential on 0.26 Acres

Polynesian Islands, Gulf Breeze, FL

Experience unparalleled waterfront luxury in this breathtaking 2016-built residence offering 180 feet of pristine canal frontage in the heart of Gulf Breeze. This exquisite 3-bedroom, 3.5-bathroom home seamlessly blends modern elegance with coastal charm, perfect for those seeking a refined yet relaxed lifestyle. The robust Hardie plank and brick exterior ensures durability and timeless appeal, while the meticulously designed interior elevates everyday living. Featuring impact-rated windows, spray foam insulation, and two geothermal units, this home ensures superior energy efficiency and comfort. Step inside to discover a gourmet kitchen featuring top-of-the-line KitchenAid appliances, custom cabinetry, and a spacious walk-in pantry for effortless organization. The open-concept living spaces are adorned with custom built-ins, sleek tile flooring, and a surround sound system, creating an inviting atmosphere for both relaxation and entertaining. Large windows frame stunning water views, flooding the home with natural light. Outside, the resort-style backyard is an entertainer's dream. Dive into the sparkling saltwater pool with a swim-up bar, perfect for warm Florida days, or fire up the custom outdoor kitchen for al fresco dining with friends and family. Boating enthusiasts will love the private boat lift, providing direct access to the canal for seamless waterfront adventures. A detached two-car garage offers ample storage for vehicles or recreational gear, adding



practicality to this luxurious retreat. This home offers the ultimate coastal lifestyle with easy access to local beaches, dining, and top-rated schools. Donâ€™t miss your chance to own this waterfront masterpieceâ€”schedule a private tour today and experience the best of Gulf Breeze living!

Built in 2016

Essential Information

MLS® #	670654
Price	\$1,375,000
Bedrooms	3
Bathrooms	3.50
Full Baths	3
Square Footage	2,919
Acres	0.26
Year Built	2016
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary
Status	Active

Community Information

Address	1639 Llani Ln
Subdivision	Polynesian Islands
City	Gulf Breeze
County	Santa Rosa
State	FL
Zip Code	32563

Amenities

Utilities	Cable Available, Underground Utilities
Parking Spaces	2
Parking	2 Car Garage, Detached, Oversized
# of Garages	2
View	Canal, Water
Is Waterfront	Yes

Waterfront	Canal Front, Waterfront, Block/Seawall, Boat Lift
Has Pool	Yes
Pool	Gunite, In Ground, Salt Water

Interior

Interior Features	Storage, Baseboards, Bookcases, Ceiling Fan(s), High Ceilings, High Speed Internet, Recessed Lighting, Sound System, Office/Study
Appliances	Tankless Water Heater/Gas, Built In Microwave, Dishwasher, Microwave, Refrigerator, Oven
Heating	Multi Units, Geothermal, Fireplace(s)
Cooling	Multi Units, Geothermal, Ceiling Fan(s)
Fireplace	Yes
# of Stories	2
Stories	Two

Exterior

Exterior Features	Balcony, Outdoor Kitchen, Sprinkler, Dock
Lot Description	Cul-De-Sac, Interior Lot
Windows	Double Pane Windows, Impact Resistant Windows
Roof	Shingle, Metal
Foundation	Off Grade

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	Levin Rinke Realty
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