

\$439,000 - 1457 Nantahala Beach Rd, Gulf Breeze

MLS® #671908

\$439,000

4 Bedroom, 2.00 Bathroom, 1,911 sqft
Residential on 0.25 Acres

Berkeley Forest, Gulf Breeze, FL

Nestled in the serene coastal community of Gulf Breeze, this charming single-family residence at 1457 Nantahala Beach Road offers the perfect blend of comfort and convenience in Santa Rosa County. Built in 2004, the home spans 1,911 square feet of thoughtfully designed living space on a spacious lot, providing ample room for relaxation and entertaining. A special and truly unique feature is the custom sportsman pool. With 4 bedrooms and 2 full bathrooms, it's ideally suited for anyone seeking a peaceful retreat just .2 miles from the beautiful shores of the Santa Rosa Sound and minutes car or boat ride from the Gulf of America.

Open-concept design with modern finishes and versatile spaces that flow seamlessly from the living areas to the kitchen and dining room. The primary suite includes an en-suite bathroom for added privacy. Generously sized corner lot at the entrance of the Berkeley Forest subdivision with an attached 2 car garage, providing secure parking and storage. Situated on Nantahala Beach Road, you're a short drive from Gulf Breeze's top-rated schools, including Pensacola State College-Gulf Breeze Campus, Pensacola & Navarre Beach, shopping, and outdoor recreation-boating (minutes from the Woodlawn Beach Boat Ramp), fishing, and hiking in the nearby Soundside nature trails. The roof was replaced 3 years ago and the water heater is new! This home is close to military bases- move in ready and turn-key for



the next owner.

Built in 2004

Essential Information

MLS® #	671908
Price	\$439,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,911
Acres	0.25
Year Built	2004
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary
Status	Active

Community Information

Address	1457 Nantahala Beach Rd
Subdivision	Berkeley Forest
City	Gulf Breeze
County	Santa Rosa
State	FL
Zip Code	32563

Amenities

Parking Spaces	2
Parking	2 Car Garage, Garage Door Opener
# of Garages	2
Has Pool	Yes
Pool	In Ground, Vinyl

Interior

Interior Features	Baseboards, Office/Study
Appliances	Electric Water Heater, Dishwasher, Refrigerator
Heating	Central
Cooling	Heat Pump

# of Stories	1
Stories	One

Exterior

Exterior Features	Irrigation Well, Sprinkler
Lot Description	Corner Lot
Roof	Shingle
Foundation	Slab

School Information

Elementary	West Navarre
Middle	WOODLAWN BEACH
High	Gulf Breeze

Additional Information

Zoning	County,Deed Restrictions
HOA Fees	275
HOA Fees Freq.	Annually

Listing Details

Listing Office	Avenue Realty
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