

\$585,000 - 2213 Reservation Rd, Gulf Breeze

MLS® #671911

\$585,000

4 Bedroom, 2.00 Bathroom, 2,047 sqft
Residential on 0.25 Acres

Santa Rosa Park, Gulf Breeze, FL

Nestled in one of Gulf Breeze's most desirable neighborhoods. This updated in recent years, move-in ready, this stunning 4-bedroom, 2-bath all-brick home blends comfort, quality, and a true Florida lifestyle. Inside you'll find 10-ft ceilings, a cathedral-style Living Room with Palladian windows and a cozy gas fireplace, hardwood floors in all bedrooms, and a gourmet kitchen with granite counters, stainless steel appliances, breakfast bar, pantry, and nearby formal dining room. The Master Suite offers dual closets, built-in surround sound, and a spa-inspired bath with dual-head walk-in shower and water closet. Upgrades include a painted brick exterior, newer roof (2017), septic field lines (2019), Landscaping updated (2019) Water heater (2018) and a screened porch with paver patio perfect for year-round entertaining. Fully Guttered with leaf protection where needed. The oversized garage features custom cabinetry, overhead racks, and New 50-ft gated side parking with 5" rebar for boat or RV with 50-amp RV hookup pedestal, plus a partially insulated Tuff Shed for extra storage. Outdoor living shines here with a beautifully landscaped yard, irrigation well, propane line for grilling, and plenty of space for boats, RVs, or gatherings. Surrounded by Scenic walking and biking trails are just one house away; great for walking dogs. Private shoreline access on Pensacola Bay, and neighborhood playgrounds and tennis courts. Ideally located in the desirable Gulf Breeze school district, at



2213 Reservation Rd, Gulf Breeze, FL 32563
Floor 1

View plan is for informational purposes only. Dimensions are approximate.



15 ft elevation in an X flood zone (no lender-required flood insurance), this home offers peaceful living just minutes from downtown Pensacola and the sugar-white sands of Pensacola Beach 10 min. A rare opportunity to enjoy both luxury indoors and endless outdoor adventures right at your doorstep. Seller will miss watching the Blues fly over on Sundays around 6:30PM in season. New AT&T fiber just added to community.

Built in 1995

Essential Information

MLS® #	671911
Price	\$585,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,047
Acres	0.25
Year Built	1995
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary
Status	Active

Community Information

Address	2213 Reservation Rd
Subdivision	Santa Rosa Park
City	Gulf Breeze
County	Santa Rosa
State	FL
Zip Code	32563

Amenities

Utilities	Cable Available
Parking Spaces	2
Parking	2 Car Garage, Boat, Guest, RV Access/Parking, Garage Door Opener

# of Garages	2
Has Pool	Yes
Pool	None

Interior

Interior Features	Baseboards, Ceiling Fan(s), Crown Molding, High Ceilings, High Speed Internet, Recessed Lighting, Office/Study
Appliances	Electric Water Heater, Built In Microwave, Dishwasher, Disposal, Refrigerator, Self Cleaning Oven, Trash Compactor
Heating	Heat Pump, Central, Fireplace(s)
Cooling	Heat Pump, Central Air, Ceiling Fan(s)
Fireplace	Yes
# of Stories	1
Stories	One

Exterior

Exterior Features	Irrigation Well, Lawn Pump
Lot Description	Interior Lot
Windows	Double Pane Windows, Drapery Rods, Some Drapes
Roof	Shingle
Foundation	Slab

School Information

Elementary	Gulf Breeze
Middle	GULF BREEZE
High	Gulf Breeze

Additional Information

Zoning	County,Res Single
HOA Fees Freq.	Annually

Listing Details

Listing Office	Engel & Volkers Pensacola
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