

# \$522,500 - 1110 Lionsgate Ln, Gulf Breeze

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MLS® #672215

**\$522,500**

3 Bedroom, 2.50 Bathroom, 2,200 sqft  
Residential on 0.09 Acres

Lionsgate, Gulf Breeze, FL

Welcome to your new home in the coveted Lionsgate section of Tiger Point! Situated on a serene lake with panoramic views of Santa Rosa Sound and the Tiger Point Golf Course, this waterfront residence offers luxury living and effortless style. Step inside to a breathtaking great room featuring vaulted ceilings, a cozy gas fireplace, and a wall of windows that flood the space with natural light and showcase the spectacular water and golf course views. The open layout flows seamlessly into the dining area and an impressive kitchen complete with a large peninsula, floor-to-ceiling cabinetry with specialty drawers, stainless steel appliances and ample counter space for entertaining. Just off the main living area, the Florida room is wrapped in windows, offering a tranquil space to relax and enjoy the beauty of the surrounding landscape year-round. The thoughtfully designed split-bedroom floor plan provides privacy and comfort. The primary suite, located on the lower level, is a peaceful retreat with elegant crown molding, his & her walk-in closets, and a spa-like ensuite bath featuring split double vanities, a jetted garden tub, and a separate tiled walk-in shower. A convenient half bath and a spacious laundry room with wet sink complete the lower level and offer easy access to the double car garage. Upstairs, luxury vinyl plank flooring runs throughout the loft and two generously sized bedrooms, each with ceiling fans, large closets, and stunning lake views. A full bath



with tile flooring and a tub/shower combo completes the upper level. Step outside onto the expansive open deck, perfect for entertaining, dining al fresco, or just taking in the breathtaking views of the lake, golf course, and Santa Rosa Sound. The peaceful lake is ideal for kayaking, paddleboarding or fishing off your deck. Additional features include: \*

- \* Paid in full Solar panels for energy efficiency
- \* Lawn maintenance provided by HOA

Don't miss the opportunity to own this beautiful waterfront oasis!

Built in 1989

**Essential Information**

MLS® #	672215
Price	\$522,500
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Square Footage	2,200
Acres	0.09
Year Built	1989
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Active

**Community Information**

Address	1110 Lionsgate Ln
Subdivision	Lionsgate
City	Gulf Breeze
County	Santa Rosa
State	FL
Zip Code	32563

**Amenities**

Utilities	Underground Utilities
Parking Spaces	2

Parking	2 Car Garage, Front Entrance, Guest
# of Garages	2
View	Lake, Sound
Is Waterfront	Yes
Waterfront	Lake
Has Pool	Yes
Pool	None

### **Interior**

Interior Features	Sun Room
Appliances	Electric Water Heater
Heating	Multi Units, Central
Cooling	Multi Units, Central Air, Ceiling Fan(s)
# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	Sprinkler, Rain Gutters
Lot Description	Interior Lot
Windows	Double Pane Windows, Shutters
Roof	Shingle
Foundation	Slab

### **School Information**

Elementary	Oriole Beach
Middle	GULF BREEZE
High	Gulf Breeze

### **Additional Information**

Zoning	Res Single
HOA Fees	1720
HOA Fees Freq.	Annually

### **Listing Details**

Listing Office	KELLER WILLIAMS REALTY GULF COAST
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