

\$400,000 - 1173 Crane Cove Boulevard, Gulf Breeze

MLS® #985540

\$400,000

3 Bedroom, 2.00 Bathroom, 1,895 sqft

Detached Single Family on 0.26 Acres

CRANE COVE, Gulf Breeze, FL

Live the dream in highly sought-after Crane Cove! This beautifully maintained 3-bedroom, 2-bath contemporary brick home features a sparkling pool surrounded by lush tropical landscaping and vibrant greenery – your own private paradise perfect for year-round entertaining and enjoyment. This kind of idyllic outdoor oasis would take years to recreate. Relax in the comfort of the expansive 448 sq ft screened patio, ideal for poolside lounging or dining al fresco! Inside, the split floor plan offers privacy and plenty of open space, with a spacious primary suite, featuring crown molding, two walk-in closets, dual vanities, a garden tub, separate shower and water closet. Natural light fills the great room, highlighted by a vaulted ceiling and a cozy corner fireplace. The kitchen and breakfast nook overlook the pool and patio, creating a peaceful and inviting atmosphere. The kitchen includes an electric range, microwave, and dishwasher. A convenient hop-up breakfast bar adds seating and functionality. Freshly painted formal dining and front bonus room that offer versatile space, perfect for a home office or extra lounge area. Hardwood and tile flooring throughout provide timeless style and easy upkeep. Key updates- new architectural roof in 2023, new pool liner in 2024, seasonal pool cover / leaf net in 2024, and pool pump motor and Polaris were replaced in 2024. In addition, Govee Permanent Outdoor (programmable) Lights were installed around most of the perimeter of the house just in time for Holiday



Season 2024. Large double-car garage, extra parking, sprinkler system, well, and a storage/gardening shed. Crane Cove offers underground utilities, street lighting and traffic light access for ease of entry. Located in the top-rated Gulf Breeze school district and just 10 minutes from Pensacola Beach and 5 minutes from Gulf Breeze Hospital and the Andrews Institute, this location blends comfort, convenience, and coastal living. Don't miss this piece of paradise in Gulf Breeze!

Built in 1997

Essential Information

MLS® #	985540
Sold Price	\$400,000
List Price	\$419,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,895
Acres	0.26
Year Built	1997
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Craftsman
Status	Sold

Community Information

Address	1173 Crane Cove Boulevard
Area	11 - Navarre/Gulf Breeze
Subdivision	CRANE COVE
City	Gulf Breeze
County	Santa Rosa
State	FL
Zip Code	32563

Amenities

Utilities	Electric, Public Sewer, Public Water
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Parking	Garage Door Opener, Garage
Has Pool	Yes
Pool	In Ground

Interior

Interior Features	Cathedral Ceiling(s), Fireplace, Split Bedroom
Appliances	Cooktop, Dishwasher, Disposal, Microwave, Electric Water Heater
Heating	Heat Pump
Cooling	Central Air
# of Stories	1

Exterior

Exterior Features	Pool - Vinyl Liner, Yard Building
Lot Description	Interior Lot
Roof	Shingle
Construction	Brick

School Information

Elementary	Gulf Breeze
Middle	Gulf Breeze
High	Gulf Breeze

Additional Information

Days on Website	409
Zoning	Resid Single Family
HOA Fees	264
HOA Fees Freq.	Annually

Listing Details

Listing Office	Jessica Bradley Real Estate
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