

\$880,000 - 1412 W Shores Boulevard, Gulf Breeze

MLS® #992504

\$880,000

4 Bedroom, 3.00 Bathroom, 3,044 sqft

Detached Single Family on 0.33 Acres

Soundside Shores, Gulf Breeze, FL

Nestled in one of Gulf Breeze's most pristine and high-demand Emerald Coast communities, this stunning custom Samuel Stevens home (built 2022) offers refined coastal living just moments from the water. Located in a gated neighborhood with public Sound access only one block away, nearby Soundside Preserve Park, and close proximity to a boat ramp, this home perfectly blends luxury, function, and lifestyle.

Boasting nearly 3100 square feet, this thoughtfully designed residence features 4 bedrooms, 3 full baths, plus a dedicated office, all wrapped in timeless coastal craftsmanship. The curb appeal is immediate brick exterior with Hardie board and board-and-batten accents, cedar column front porch, metal roof details, upgraded wood-grain garage doors, and an extended paver driveway with double gate access leading to a boat/RV pad tucked discreetly behind the fence.

Designed for both everyday comfort and entertaining, the outdoor living space is exceptional. Enjoy a covered back porch with tongue-and-groove pecky wood ceilings, exterior speakers and TV hookup, natural gas BBQ connection, and an extended paver patio with a concrete hot tub pad, complete with a Hot Springs 6-person hot tub (included). The fully irrigated yard features a 7-zone WiFi-enabled irrigation system with private well and iron treatment, plus a Dog Watch invisible



fence covering both front and back yards.

Inside, the home continues to impress with 10-foot ceilings throughout (12-foot double tray ceilings in select areas), custom cedar beams, board-and-batten accents, and designer paint colors including SW Alabaster, Naval, Evergreen Fog, and Reddened Point. Durable wood-grain plank tile flooring flows seamlessly throughout the home, complemented by herringbone brick tile in the laundry and back hallway.

The heart of the home is the chef's kitchen, featuring an oversized 10-foot quartzite island, matching quartzite countertops throughout, soft-close cabinetry with pull-out trays and spice racks, under-cabinet lighting, wood-shelved pantry with double-sided ladder access, and a 30" natural gas cooktop. The adjacent dining space is elevated by a striking accent wall, making it ideal for gatherings.

Additional highlights include:

E-space office with Ethernet and custom quartzite built-ins

Sonos surround sound system (7 speakers + subwoofer included)

Mudroom bench with storage

Oversized laundry with quartzite folding table and hanging shelving

All closets finished with custom wood shelving

Bosch 17.5 SEER heat pump system designed for foam-spray insulated attic

Tankless gas water heater

3-car garage with Floor Shield coated floors,

oversized attic access, WiFi openers with cameras

Hurricane fabric shields for all windows and doors

Exterior soffit lighting, flood lights, permanent holiday light outlets, security cameras

Manual generator switch with with portable generator included

Keyless entry, programmable WiFi thermostat and oven, SimpliSafe alarm system

With low HOA dues of just \$450/year, modern systems, and a location that embodies the Emerald Coast lifestyle, 1412 West Shores is a rare opportunity to own a meticulously crafted home where every detail has been thoughtfully curated.

Luxury. Location. Lifestyle. This is Gulf Breeze living at its finest.

Built in 2022

Essential Information

MLS® #	992504
Sold Price	\$880,000
List Price	\$897,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	3,044
Acres	0.33
Year Built	2022
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Traditional
Status	Sold

Community Information

Address	1412 W Shores Boulevard
Area	11 - Navarre/Gulf Breeze
Subdivision	Soundside Shores
City	Gulf Breeze
County	Santa Rosa
State	FL
Zip Code	32563

Amenities

Utilities	Electric, Gas - Natural, Public Sewer, Public Water
Parking	Oversized
# of Garages	3

Interior

Interior Features	Beamed Ceilings, Crown Molding, Kitchen Island, Pantry, Pull Down Stairs, Walls Wainscoting
Appliances	Gas Water Heater
Heating	Central, Gas - Natural
Cooling	Central Air
# of Stories	1

Exterior

Exterior Features	Hurricane Shutters, Lawn Pump, Sprinkler System
Lot Description	Covenants, Interior Lot, Sidewalk
Roof	Shingle
Construction	Roof Pitched, Brick

School Information

Elementary	West Navarre
Middle	Woodlawn Beach
High	Gulf Breeze

Additional Information

Days on Website	248
Zoning	Resid Single Family
HOA Fees	450
HOA Fees Freq.	Annually

Listing Details

Listing Office

Keller Williams Realty Navarre

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