

# \$600,000 - 1602 Bataan Lane, Gulf Breeze

MLS® #994737

## \$600,000

3 Bedroom, 2.00 Bathroom, 1,655 sqft  
Detached Single Family on 0.34 Acres

POLYNESIAN ISLANDS, Gulf Breeze, FL

CANAL-FRONT Home with 150 feet of waterfront in desirable Polynesian Island, located on a cul-de-sac. This 3BR/2BA split floor plan residence offers exceptional comfort and functionality. Features include a NEW boathouse with new 10,000-lb Boat Lift (2024), NEW swim spa (2023), and NEW 20x20 screened-in porch (2023). Additional highlights include an additional driveway, RV parking with 50-amp hookup, heated and cooled garage with hurricane-rated garage door (2020), and a 10x20 storage shed with electric. Enjoy peace of mind with a whole-house generator, paid-off solar panels (2023), NEW windows (2019), Tankless water heater (2017), Roof (2017), and HVAC (2018). Waterfront living with exceptional utility and updates throughout.



Built in 1985

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | 994737    |
| Sold Price     | \$600,000 |
| List Price     | \$624,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,655     |
| Acres          | 0.34      |
| Year Built     | 1985      |

|          |                        |
|----------|------------------------|
| Type     | Detached Single Family |
| Sub-Type | Detached Single Family |
| Style    | Traditional            |
| Status   | Sold                   |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 1602 Bataan Lane         |
| Area        | 11 - Navarre/Gulf Breeze |
| Subdivision | POLYNESIAN ISLANDS       |
| City        | Gulf Breeze              |
| County      | Santa Rosa               |
| State       | FL                       |
| Zip Code    | 32563                    |

### Amenities

|               |                                                          |
|---------------|----------------------------------------------------------|
| Utilities     | Electric, Public Sewer, Public Water                     |
| Parking       | Garage Door Opener, Oversized, RV Access/Parking, Garage |
| # of Garages  | 2                                                        |
| View          | Canal                                                    |
| Is Waterfront | Yes                                                      |
| Waterfront    | Canal Access                                             |
| Has Pool      | Yes                                                      |
| Pool          | Above Ground, Heated                                     |

### Interior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Interior Features | Fireplace, Pull Down Stairs, Split Bedroom, Washer/Dryer Hookup |
| Appliances        | Dishwasher, Electric Water Heater, Tankless Water Heater        |
| Heating           | Central                                                         |
| Cooling           | Central Air, Ceiling Fan(s)                                     |
| # of Stories      | 1                                                               |

### Exterior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Exterior Features | Boatlift, Dock, Private Yard, Pool - Enclosed, Yard Building |
| Lot Description   | Bulkhead/Seawall, Cul-De-Sac, Interior Lot, See Remarks      |
| Roof              | Shingle                                                      |
| Construction      | Frame, Wood Siding                                           |
| Foundation        | Slab                                                         |

### School Information

|            |             |
|------------|-------------|
| Elementary | Gulf Breeze |
| Middle     | Gulf Breeze |
| High       | Gulf Breeze |

**Additional Information**

|                 |                     |
|-----------------|---------------------|
| Days on Website | 220                 |
| Zoning          | Resid Single Family |

**Listing Details**

|                |                          |
|----------------|--------------------------|
| Listing Office | ERA American Real Estate |
|----------------|--------------------------|

DISCLAIMER: Information Deemed Reliable but not guaranteed. The information being provided is for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing.All listings are provided courtesy of the Emerald Coast Association of Realtors, Copyright2026, All rights reserved.  
Listing information last updated on September 14th, 2026 at 2:52am CDT