

\$615,500 - 1624 Llani Lane, Gulf Breeze

MLS® #1004931

\$615,500

3 Bedroom, 3.00 Bathroom, 2,150 sqft

Detached Single Family on 0.19 Acres

POLYNESIAN ISLANDS, Gulf Breeze, FL

Price Adjustment! Open House 6/14, 11-2!

Welcome to waterfront living in Polynesian Isles, where 70 feet of canal frontage provides direct access to Pensacola Bay and every day feels like a vacation. Major updates are already complete, including a new roof (2025), HVAC (2020), water heater (2020), newer kitchen appliances, and updated dock and seawall decking. Boaters will appreciate the covered electric boat lift and vinyl seawall. While the backyard is designed for effortless entertaining. Enjoy a sparkling pool with a heater/chiller, electric cover, a newer liner (2023), and a new cement patio--perfect for relaxing and gathering with friends and family. Inside, the spacious kitchen features a large bar and dining area that naturally brings everyone together. The split-bedroom floor plan offers privacy, and smart-home features including Alexa-controlled switches, locks, thermostat, and electric curtains add convenience. The versatile third bedroom has a private entrance, making it ideal for guests, a home office, multigenerational living, or potential rental use. There is also a storage room under the existing roofline to expand into a larger suite with a walk-in closet and full bath. Short-term rental projections estimate up to \$55,000 in annual gross income. Residents enjoy underground utilities, a community boat launch, voluntary HOA dues of just \$50 per year, and access to A-rated schools. Bring your boat, your swimsuit, and start living the Gulf Coast lifestyle today



Built in 2002

Essential Information

MLS® #	1004931
Sold Price	\$615,500
List Price	\$669,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,150
Acres	0.19
Year Built	2002
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Contemporary
Status	Sold

Community Information

Address	1624 Llani Lane
Area	11 - Navarre/Gulf Breeze
Subdivision	POLYNESIAN ISLANDS
City	Gulf Breeze
County	Santa Rosa
State	FL
Zip Code	32563

Amenities

Utilities	Public Sewer, Public Water, Underground
Parking	Attached Carport, Covered
View	Canal
Is Waterfront	Yes
Waterfront	Canal Access
Has Pool	Yes
Pool	Heated, In Ground

Interior

Interior Features	Breakfast Bar, Crown Molding, Fireplace, Kitchen Island, Recessed Lighting, Pantry, Split Bedroom, Washer/Dryer Hookup
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Appliances	Cooktop, Dishwasher, Disposal, Microwave, Range Hood, Refrigerator, Electric Water Heater
Heating	Central
Cooling	Central Air, Ceiling Fan(s)
Fireplace	Yes
Fireplaces	EPA Qualified Fireplace
# of Stories	1

Exterior

Exterior Features	Boatlift, Dock, Private Yard, Hurricane Shutters, Pool - Vinyl Liner, Pool - House, Sprinkler System, Yard Building, Separate Living Area, Rain Gutters
Lot Description	Flood Insurance Req
Windows	Window Treatments
Construction	Stucco

School Information

Elementary	Gulf Breeze
Middle	Gulf Breeze
High	Gulf Breeze

Additional Information

Days on Website	109
Zoning	Resid Single Family

Listing Details

Listing Office	Keller Williams Realty Gulf Coast
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