

\$450,000 - 1682 College Parkway, Gulf Breeze

MLS® #994203

\$450,000

3 Bedroom, 2.00 Bathroom, 1,453 sqft

Detached Single Family on 0.13 Acres

BAY RIDGE PARK, Gulf Breeze, FL

Enjoy the Gulf Breeze waterfront lifestyle in this all-brick, canal-front home offering deep water access with direct passage to Pensacola Bay. Perfect for boating enthusiasts, entertaining, or low-maintenance coastal living, this 3-bedroom, 2-bath residence delivers a well-designed layout & everyday livability in a true Florida setting. The open floor plan features a wood-burning fireplace with electric insert, tray ceilings with custom lighting, an updated kitchen with granite countertops & stainless steel appliances, and a bright, heated & cooled Florida room that enhances the living space year-round. Tile flows throughout the main living areas & bathrooms, while the bedrooms offer warm hardwood flooring. Both the primary bathroom features heated floors. The roof was replaced in 2023, HVAC installed in 2019 and water heater newly installed in 2024 providing the ultimate peace of mind. The primary bedroom is positioned just off the Florida room with direct views of the back deck & canal. Step outside to a backyard designed for relaxation & entertaining, complete with mature landscaping, a paved patio, hot tub (as-is), and an 8,000-lb boat lift. A power-equipped 10x12 cement board shed provides excellent space for storage, a workshop, or gardening, with an additional garden area along the side of the home adding charm. Whether you are seeking a full-time residence, second home, or potential investment opportunity, this canal-front home offers an ideal blend of



waterfront access, thoughtful updates, & the Florida lifestyle you have been waiting for.

Built in 1996

Essential Information

MLS® #	994203
Sold Price	\$450,000
List Price	\$435,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,453
Acres	0.13
Year Built	1996
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Traditional
Status	Sold

Community Information

Address	1682 College Parkway
Area	11 - Navarre/Gulf Breeze
Subdivision	BAY RIDGE PARK
City	Gulf Breeze
County	Santa Rosa
State	FL
Zip Code	32563

Amenities

Utilities	Electric, Public Sewer, Public Water, TV Cable
# of Garages	2
View	Canal
Is Waterfront	Yes
Waterfront	Canal Access

Interior

Interior Features	Tray Ceiling(s), Fireplace, Recessed Lighting, Pantry, Washer/Dryer Hookup
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Appliances	Dishwasher, Disposal, Microwave, Electric Water Heater
Heating	Central
Cooling	Central Air
# of Stories	1

Exterior

Exterior Features	Boatlift, Hot Tub
Construction	Brick, Trim Wood
Foundation	Slab

School Information

Elementary	Gulf Breeze
Middle	Gulf Breeze
High	Gulf Breeze

Additional Information

Days on Website	225
Zoning	Resid Single Family

Listing Details

Listing Office	Pointe South
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