

\$43,000 - 1796 W Smugglers Cove Drive, Gulf Breeze

MLS® #983773

\$43,000

Bedroom, Bathroom,
Unimproved Land on 0.37 Acres

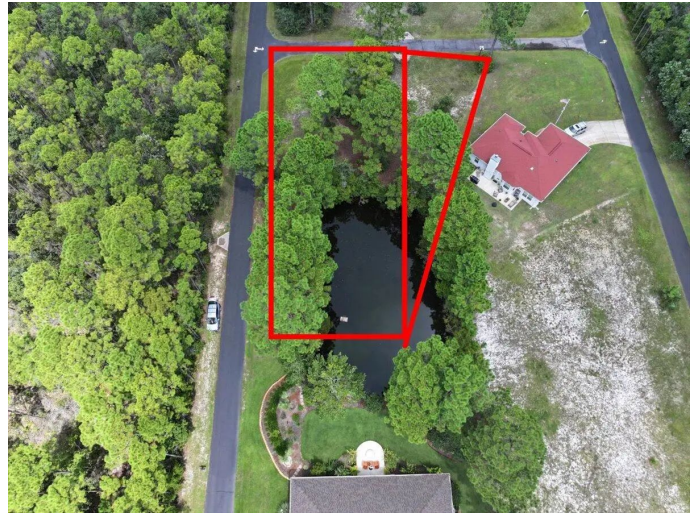
Smugglers Cove, Gulf Breeze, FL

MOTIVATED SELLER! Lots 27 & 28- 1796 W Smugglers Cove Dr & 6301 Smugglers Way Two!

Discover an extraordinary opportunity to create your dream home in the exclusive waterfront community of Smugglers Cove. Perched gracefully along the edge of the Intracoastal Waterway, this serene neighborhood is tucked away in a setting of natural beauty, where wooded preserves and tranquil ponds provide a sense of peace and privacy that is rarely found.

Smugglers Cove is more than just a neighborhood – it's a coastal lifestyle destination. Residents enjoy an array of refined amenities, including a sparkling community pool, clubhouse for gatherings, and tennis courts for active living. A private pier and boat launch provide effortless access to the Intracoastal Waterway, while deeded water access ensures owners can enjoy endless days of boating, fishing, paddleboarding, or simply relaxing as the sun sets across the horizon.

The community's natural surroundings create an ideal balance of beauty and convenience, offering a retreat-like atmosphere while still being only minutes from the sugar-white beaches of the Gulf of America, top-rated schools, shopping, dining, and all the best of the Emerald Coast.



This unique offering includes two adjoining homesites being sold together, presenting an expansive canvas for your vision. Complete with home plans and prior septic research, these properties provide added value and peace of mind for the next owner who desires to build with confidence. Whether you envision a coastal-inspired cottage or a grand family retreat, Smugglers Cove offers the perfect backdrop for your waterfront lifestyle.

Please NOTE: Buyer to verify all information for both lots and dimensions. Water Taps have been paid for both lots, but meter has NOT been set. Septic system has NOT been installed. No short term rentals allowed.

Sellers preferred closing attorney Fountain & Bridgeford, PLLC 2045 Professional Ct
Navarre, FL 32566

NO SURVEY AVAILABLE

Essential Information

MLS® #	983773
Sold Price	\$43,000
List Price	\$57,000
Acres	0.37
Type	Unimproved Land
Sub-Type	Unimproved Land
Status	Sold

Community Information

Address	1796 W Smugglers Cove Drive
Area	11 - Navarre/Gulf Breeze
Subdivision	Smugglers Cove
City	Gulf Breeze
County	Santa Rosa
State	FL

Zip Code 32563

Amenities

Utilities Public Water, Tap Fee Paid

Exterior

Lot Description Covenants, See Remarks, Wooded

School Information

Elementary West Navarre

Middle Woodlawn Beach

High Navarre

Additional Information

Days on Website 387

Zoning Deed Restrictions, See Remarks

Listing Details

Listing Office Sailors Realty LLC

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