# $499,900 - 2050 Biscayne Boulevard, Navarre

MLS® #980136

**$499,900**
4 Bedroom, 2.00 Bathroom, 2,227 sqft
Detached Single Family on 0.42 Acres

BISCAYNE POINTE, Navarre, FL

$25K Price Improvement! Plus, VA buyers have the option to apply to assume the VA loan with an incredible 2.49% interest rate with a piggyback loan options to cover a large portion of the equity gap!

This 4-bed, 2-bath, 2,227 sqft home on a .42-acre corner lot boasts over $100K in upgrades in desirable waterfront Biscayne Pointe, East Navarre. Just a short walk to exclusive deeded Santa Rosa Sound access for paddle boarding, kayaking, fishing & stunning Emerald Coast sunrises/sunsets. Inside: soaring ceilings, smooth (no popcorn!) finishes, spacious kitchen, split floor plan, Florida room & whole-home air & water filtrationâ€”designed for comfort, health & function. And when it's time to relax, retreat to your spacious owner's suite, complete with a walk-in closet, double vanity, private water closet, tiled walk-in shower, soaker tub, and French doors that open directly to the Florida room.

The newly installed double-paned, double-hung hurricane-rated windows provide more than just storm protection; there's no need for shutters, they improve energy efficiency, you can easily clean both sides from inside your home AND you should qualify for a discount on your home owners insurance. The HVAC system runs on natural gas but can switch to electric if gas is ever unavailable; an efficient and flexible solution for keeping cool

and save money during Florida's endless summers. Plus, with tile and luxury vinyl plank flooring throughout (no carpet!), maintenance is a breeze, even after those sandy beach days. For added security and convenience, the home features a full security system with 8 high-definition cameras, 8-day video storage, and remote garage access, offering peace of mind whether you're home or away.

Step outside to a privacy-fenced backyard that offers plenty of space to relax and play.  The lot extends significantly beyond the fence line on both sides, giving you nearly half an acre of beautifully landscaped and fully irrigated property with lush Zoysia grass and mature trees...the perfect extra space you've been dreaming of to build your ultimate pool oasis or simply start your very own organic fruit and vegetable garden. Plus, 3 sides of the property are heavily wooded providing the privacy you crave for peace and tranquility where you can truly relax and recharge your batteries. Picture 58 is a mockup to visualize a backyard oasis utilizing the space that has been thoughtfully cleared and prepped.

The hurricane rated shed has been plumbed for power and is ready to transform into your dream workshop, she shed, man cave, detached office, you name it! The gutter guard system takes the hassle out of routine home maintenance you'll never need to climb up and clean out the gutters again. Plus, it comes with a transferable lifetime warranty, so it's one less thing you'll ever have to worry about. Oh, and the WiFi-enabled RainBird system controls the irrigation using well water not city water which is not only better for your plants, but also helps you save on your utility bills. Plus, the side-entry garage and underground utilities greatly enhance the curb appeal.

Bonus peace of mind:

The Arrow Termite treatment plan is paid through September and includes a transferable warranty a valuable addition that offers protection and confidence for the next homeowner.

Eligible buyers may receive $3,281 in Hero Rewards after closing through the Homes for Heroes program. (See attached flyer for details.)

This home is the total package, move-in ready, lovingly maintained, and packed with upgrades in a vibrant coastal community with a quick commute to shopping, restaurants, top-rated schools, white-sand beaches, Hurlburt Field and Eglin AFB. Don't miss your chance, schedule your private tour today and discover why 2050 Biscayne Blvd is your next dream home where you can truly live the Florida lifestyle to the fullest.

Upgrades & Features:
-2.49% VA Assumable loan!
-2024 hurricane-impact resistant, double-hung, double-paned windows $30K
-2020 architectural shingle roof $28K
-2017 HVAC
-Whole-home air purification system $2K
-Attic reflective barrier upgrade $2K
-Hurricane-rated shed built on-site $12K
-Refinished back patio with Ninja coating $5K
-Leaf guard gutter system $8K
-2024 insulated garage door $4K
-Reverse osmosis water filtration system $2K
-Moen touchless kitchen faucet $550
-Pro installed 65" TV mounts $2K
-Security system >$3K
-Extensive landscaping with expanded usable yard, added irrigation, & premium sod $13K
-No popcorn ceilings
-Granite / Quartz Countertops
-Stainless steel appliances
-Termite bond

-Tile/LVP - No Carpet!

Built in 1995

## Essential Information

| | |
|---|---|
| MLS® # | 980136 |
| Sold Price | $499,900 |
| List Price | $499,999 |
| Bedrooms | 4 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 2,227 |
| Acres | 0.42 |
| Year Built | 1995 |
| Type | Detached Single Family |
| Sub-Type | Detached Single Family |
| Style | Contemporary |
| Status | Sold |

## Community Information

| | |
|---|---|
| Address | 2050 Biscayne Boulevard |
| Area | 11 - Navarre/Gulf Breeze |
| Subdivision | BISCAYNE POINTE |
| City | Navarre |
| County | Santa Rosa |
| State | FL |
| Zip Code | 32566 |

## Amenities

| | |
|---|---|
| Amenities | Beach, Deed Access, Dock, Fishing, Pavillion/Gazebo, Picnic Area, Waterfront, Pets Allowed |
| Utilities | Electric, Gas - Natural, Public Sewer, Public Water, Underground |
| Parking | Guest, Garage |
| # of Garages | 2 |

## Interior

| | |
|---|---|
| Interior Features | Breakfast Bar, Vaulted Ceiling(s), Fireplace, Kitchen Island, Recessed Lighting, Owner's Closet, Pantry, Pull Down Stairs, Split Bedroom, Washer/Dryer Hookup |

| | |
|---|---|
| Appliances | Dishwasher, Disposal, Microwave, Refrigerator, Gas Water Heater |
| Heating | Central, Natural Gas, Gas - Natural |
| Cooling | Central Air, Gas, Ceiling Fan(s) |
| Fireplace | Yes |
| Fireplaces | Fireplace Gas |
| # of Stories | 1 |

## Exterior

| | |
|---|---|
| Exterior Features | Private Yard, Lawn Pump, Outdoor Shower, Sprinkler System, Yard Building, Rain Gutters |
| Lot Description | Cleared, Interior Lot, Level, Within 1/2 Mile to Water |
| Windows | Double Pane Windows, Storm Window(s) |
| Construction | Frame, Brick, Siding Vinyl |
| Foundation | Slab |

## School Information

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|---|---|
| Elementary | Holley-Navarre |
| Middle | Holley-Navarre |
| High | Navarre |

## Additional Information

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|---|---|
| Days on Website | 438 |
| Zoning | Resid Single Family |
| HOA Fees | 440 |
| HOA Fees Freq. | Annually |

## Listing Details

| | |
|---|---|
| Listing Office | Epique Realty Inc |

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Listing information last updated on September 13th, 2026 at 6:37am CDT