

\$825,000 - 4472 Hickory Shores Boulevard, Gulf Breeze

MLS® #1007251

\$825,000

3 Bedroom, 3.00 Bathroom, 2,832 sqft

Detached Single Family on 0.67 Acres

HICKORY SHORES, Gulf Breeze, FL

Welcome to this charming colonial-style, bay-front estate - nestled in the highly sought-after Hickory Shores area of Gulf Breeze. Offering an incredible canvas for those looking to create their waterfront "home sweet home". Starting with the circular driveway and side-entry 2 car garage to provide ample parking space. An inviting, oversized covered front porch greets you upon arrival - and is just waiting to be the backdrop for your morning cup of coffee in a rocking chair. Wrap-around sidewalk paths lead you around either side of the house to the backyard, through the oak trees and landscaping. Enjoy 106 waterfront feet - with a decking lined stairstep path leading you down to your very own private dock area on the bay - offering the most incredible view. The home offers a functional split floor plan with 3 bedrooms, 2 and a half bathrooms, versatile upstairs bonus room, formal dining room, dedicated office space with french doors, inside laundry and utility room, and a sweeping, open concept main living space that seamlessly blends the kitchen and living areas and features a soaring vaulted ceiling with tons of natural light and waterviews all around. The primary suite serves as a peaceful retreat, showcasing its own amazing waterfront view from both the bedroom and ensuite bathroom. The oversized, covered patio serves as a true extension of your living space - perfect for outdoor entertaining and all fresco dining. With its classic charm, good bones, generous



proportions, and an irreplaceable waterfront location, this property is a rare find ready for the right vision to restore its full potential!

Built in 2001

Essential Information

MLS® #	1007251
Sold Price	\$825,000
List Price	\$825,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,832
Acres	0.67
Year Built	2001
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Colonial
Status	Sold

Community Information

Address	4472 Hickory Shores Boulevard
Area	11 - Navarre/Gulf Breeze
Subdivision	HICKORY SHORES
City	Gulf Breeze
County	Santa Rosa
State	FL
Zip Code	32563

Amenities

Utilities	Public Water, Septic Tank
# of Garages	2
View	Bay
Is Waterfront	Yes
Waterfront	Bay

Interior

Interior Features	Breakfast Bar, Bookcases, Crown Molding, Vaulted Ceiling(s), Fireplace, Pantry, Split Bedroom, Washer/Dryer Hookup
Appliances	Dishwasher, Refrigerator
Cooling	Central Air
# of Stories	2

Exterior

Exterior Features	Rain Gutters
Windows	Window Treatments
Construction	Block, Frame, Brick

School Information

Elementary	West Navarre Primary-Intermed
Middle	Woodlawn Beach
High	Soundside High School

Additional Information

Days on Website	67
Zoning	Resid Single Family

Listing Details

Listing Office	Keller Williams Success Realty
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