

\$1,179,000 - 6450 E Bay Boulevard, Gulf Breeze

MLS® #979665

\$1,179,000

5 Bedroom, 3.00 Bathroom, 3,472 sqft

Detached Single Family on 1.29 Acres

LAGNIAPPE BEACH, Gulf Breeze, FL

Private Boat Ramp, 1.3 acres, Elevator, Dock, Lift, No HOA, 120 feet of shoreline- This 4,080 sq ft waterfront home has it all. 5 bedrooms, 3 full bathrooms, and versatility for multi-generational living or income potential.

A rare private on-site boat launch and flow-through dock with boat lift make jet skiing, boating, and waterfront fun effortless. The dock also features a covered entertainment space with electricity, water-misting, plumbing, and security cameras—perfect for cleaning fish or sunset gatherings.

Designed for comfort and accessibility, the home includes an elevator servicing all three levels. The lower level functions as its own living quarters with 2 bedrooms, a full bath, a kitchen, and living area, making it ideal for guests, rental income or in-laws.

The middle level encompasses 2 more bedrooms, a full bath and a versatile entertaining space with an open concept design. The bright kitchen boasts gourmet appliances and spacious granite counter tops. A generous island with seating for six ensures the chef stays at the heart of every gathering. A modern, elegant fireplace anchors the living room, creating a warm and inviting space yet the expansive views of East Bay, visible across the entire back of the home, remain the true focal point.

The top-floor Owners suite is a true sanctuary, offering views of both the private estate and the bay. Enjoy three stories of screened porches that stretch across the rear of the



home ideal for dining al fresco, morning coffee, or simply watching dolphins at play.

Outdoors, you'll find the beautifully maintained grounds with plenty of space for a pool. The home sits directly on the paved multi-use path that connects Gulf Breeze and Navarre perfect for stroller walks, jogging, biking, and golf cart rides. This property in the well maintained community of Lagniappe Beach has no HOA. Whether you're enjoying nature, or launching onto the water, this rare gem delivers the ultimate in waterfront living.

Built in 2007

Essential Information

MLS® #	979665
Sold Price	\$1,179,000
List Price	\$1,224,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	3,472
Acres	1.29
Year Built	2007
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Contemporary
Status	Sold

Community Information

Address	6450 E Bay Boulevard
Area	11 - Navarre/Gulf Breeze
Subdivision	LAGNIAPPE BEACH
City	Gulf Breeze
County	Santa Rosa
State	FL
Zip Code	32563

Amenities

Utilities	Public Sewer, Public Water
Parking	Garage
View	Bay
Is Waterfront	Yes
Waterfront	Bay

Interior

Interior Features	Cathedral Ceiling(s), Vaulted Ceiling(s), In-Law Floorplan, Elevator
Appliances	Cooktop, Dishwasher, Microwave, Double Oven, Refrigerator, Tankless Water Heater
Heating	Heat Pump
Cooling	Central Air
# of Stories	3

Exterior

Exterior Features	Boatlift, Dock
Lot Description	Interior Lot
Construction	Siding CmntFbrHrdBrd

School Information

Elementary	West Navarre
Middle	Woodlawn Beach
High	Navarre

Additional Information

Days on Website	445
Zoning	Resid Single Family

Listing Details

Listing Office	Emerald Coast Realty Pros Inc
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