

\$685,000 - 7370 Gulf Boulevard, Navarre

MLS® #940646

\$685,000

Bedroom, Bathroom,
Unimproved Land on 0.20 Acres

NAVARRE BEACH RESIDENTIAL, Navarre,
FL

Exclusive Opportunity: Pristine Gulf-View Lot
with Canal Access and Beach Proximity

Nestled in a serene and prestigious location, this exceptional vacant lot presents a rare opportunity to own a piece of paradise on the desirable west end of Navarre Beach. Boasting breathtaking views of the Gulf, direct canal access, and immediate proximity to unspoiled beachfront and the majestic National Seashore, this property is a gem for both investors and dream home seekers alike.

Situated in an idyllic setting, this lot offers the perfect balance of seclusion and accessibility. It's just a stone's throw away from the public access leading to soft, sandy beaches and the pristine undeveloped National Seashore, a haven of natural beauty and tranquility.

Offering a generous footprint, this lot is perfectly positioned to offer stunning, unobstructed views of the Gulf to the west into the National Seashore and even directly across the street through the currently vacant lot. Imagine waking up to the soothing sounds of the waves and the spectacular sight of the sun rising over the horizon, then experiencing the most stunning sunsets in the evenings.

With a 20 foot easement to the canal leading to the Santa Rosa Sound, this lot is also a boater's dream. Direct access to the canal



allows for easy navigation to the open waters, perfect for watersports and fishing enthusiasts or for those who simply enjoy the tranquility of waterfront living.

A brief stroll leads you to the pristine beaches, renowned for their clear waters and soft sands. The proximity to the beach is ideal for those who love to swim, sunbathe, shell hunt or simply enjoy leisurely walks along the shore.

This lot is not just a purchase; it's an investment in a lifestyle of luxury and tranquility. It offers endless potential to build a custom dream home or a lucrative vacation rental property with no HOA restrictions. The combination of Gulf views, canal access, and proximity to the beach and National Seashore makes it a sought-after location and rare opportunity, ensuring value appreciation over time. This is truly the best of both worlds in beach living.

The surrounding area is characterized by upscale properties and a community that values privacy and serenity. This location truly exemplifies why Navarre Beach is called Florida's Most Relaxing Place.

Don't miss this unparalleled opportunity to own a piece of coastal heaven. Whether you're dreaming of a luxurious residence with direct water access or seeking a lucrative investment opportunity, this lot promises to be the canvas for your aspirations. Embrace the chance to create your own paradise in this exquisite location!

Essential Information

MLS® #	940646
Sold Price	\$685,000
List Price	\$795,000

Acres	0.20
Type	Unimproved Land
Sub-Type	Unimproved Land
Status	Sold

Community Information

Address	7370 Gulf Boulevard
Area	11 - Navarre/Gulf Breeze
Subdivision	NAVARRE BEACH RESIDENTIAL
City	Navarre
County	Santa Rosa
State	FL
Zip Code	32566

Amenities

Utilities	Public Sewer, Public Water, Tap Fee Due
View	Canal, Gulf, Sound
Is Waterfront	Yes
Waterfront	Canal Access

Exterior

Lot Description	Bulkhead/Seawall, Cleared, Easements, Flood Insurance Req, Survey Available, Within 1/2 Mile to Water, Build To Suit
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School Information

Elementary	Holley-Navarre
Middle	Holley-Navarre
High	Navarre

Additional Information

Days on Website	965
Zoning	Resid Single Family

Listing Details

Listing Office	Compass
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