

# **\$1,150,000 - 8269 Gulf Boulevard 1204, Navarre**

MLS® #922956

---

## **\$1,150,000**

4 Bedroom, 4.00 Bathroom, 2,418 sqft  
Condominium on 0.00 Acres

BELLE MER CONDOMINIUM, Navarre, FL

A rare opportunity to own in BELLE MER! One of the best wraparound balcony views you could ever imagine on Navarre Beach!!!  
RECENT 300K PRICE IMPROVEMENT!  
WOAH! JUMP ON THIS QUICKLY.....

ALL four bedrooms have water views due to being located on the end unit with no obstruction of Gulf and intracoastal views! The four bedroom, four bathroom home has never been on a rental program. This is a great opportunity to have as a primary residence, second home, or ROI for rentals.

Majority of the furniture is brand new, including the new washer and dryer, all new mattresses that have adjustable remote settings, and new televisions. Only a few items do not convey and we can provide that minor list if you are ready to submit an offer.

You will love being on the 12th floor overlooking the beach waves and pool. The open floorpan makes entertaining the family very ideal. (the microwwwve will be replaced prior to closing. Currently a broken handle on it.) There is a full sized pantry, abundance of cabinets, full size water heater, and a large bar top to fill about 3-4 large barstools.

The dining room opens right up to the living room that features multiple sliding glass doors to view all of the Emerald Coast colors and sugary beach sand!



Every bedroom has a private full sized bathroom as well. Two of the four bathrooms are the largest though for couples. The fourth bedroom is currently their home office and some of the items will not convey.

When you first enter the home, you will notice an inviting foyer space for sitting and kicking off your shoes and beach items. Then the laundry room is right around the corner from the first bedroom and bathroom.

As you move down the hallway, you will notice even more water views right away. Durable and thick curtains and a set of sheer ones hang in front of each sliding glass door. Completely black out the room or let the sunshine in all day!

Every room has large closets and two of them are deep walk-in closets.

The complex is one of the most demanded condominiums around! It's rare to have Belle Mer on the market, let alone a HUGE FOUR BEDROOM. With a square footage of 2400+ square feet, you won't find another deal like this for miles and miles.

Welcome home to 1204 of Belle Mer. Enjoy your new memories here!! Buyer or buyer's agent to verify all information important to buyer (measurements, schools, utilities, HOA, etc)

Built in 1997

### **Essential Information**

MLS® #	922956
Sold Price	\$1,150,000
List Price	\$1,250,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4

Square Footage	2,418
Acres	0.00
Year Built	1997
Type	Condominium
Sub-Type	Condominium
Style	N/A
Status	Sold

### **Community Information**

Address	8269 Gulf Boulevard 1204
Area	11 - Navarre/Gulf Breeze
Subdivision	BELLE MER CONDOMINIUM
City	Navarre
County	Santa Rosa
State	FL
Zip Code	32566

### **Amenities**

Amenities	BBQ Pit/Grill, Beach, Community Room, Deed Access, Elevators, Exercise Room, Fishing, Pets Allowed, Picnic Area, Pool, Separate Storage, Tennis, Waterfront
Utilities	Electric, Public Sewer, Public Water
Is Waterfront	Yes
Waterfront	Gulf, Intercoastal Wtrwy
Has Pool	Yes
Pool	Pool - In-Ground, Community

### **Interior**

Interior Features	Breakfast Bar, Ceiling Crwn Molding, Ceiling Raised, Floor Tile, Floor WW Carpet, Lighting Recessed, Owner's Closet, Pantry, Split Bedroom
Heating	Heat Cntrl Electric
Cooling	AC - Central Elect, Ceiling Fans

### **Exterior**

Exterior	Concrete, Roof Metal
Exterior Features	Balcony, BBQ Pit/Grill, Pool - In-Ground, Tennis Court
Windows	Storm Windows
Roof	Roof Metal

### **School Information**

Elementary	Holley-Navarre
Middle	Holley-Navarre
High	Navarre

**Additional Information**

Days on Website	355
HOA Fees	1795.85
HOA Fees Freq.	Monthly

**Listing Details**

Listing Office	Keller Williams Realty Navarre
----------------	--------------------------------

DISCLAIMER: Information Deemed Reliable but not guaranteed. The information being provided is for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing.All listings are provided courtesy of the Emerald Coast Association of Realtors, Copyright2024, All rights reserved.  
Listing information last updated on April 29th, 2024 at 10:48am CDT